



7 Alexander Court Boundary Road Newbury Berkshire RG14 5QE

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Newbury Berkshire RG14 5QE**

Guide Price £230,000 LEASEHOLD

This is a great opportunity to purchase the ground floor two-double-bedroom two-bathroom apartment on the outskirts of Newbury town centre and on the doorstep of the mainline railway station. The property has been very well maintained. It comprises a communal lobby, a private entrance hall with two good storage cupboards, a Fabulous Living Room/Kitchen/ Dining Room, and Two Bedrooms with the Master Bedroom benefiting from an En-Suite Shower room plus the main Bathroom. Further benefits include an allocated parking space, and the development has ample visitor parking.


- ❖ **Entrance Hall with Storage Cupboards**
- ❖ **Living/Kitchen Dining Room**
- ❖ **Two Double Bedrooms**
- ❖ **Master Bedroom with En-suite Shower Room**
- ❖ **Main Bathroom**
- ❖ **Gas Radiator Central Heating**
- ❖ **Allocated parking space and visitors' parking**
- ❖ **Presented in Very Good Decorative Order**

Directions

Leave Newbury heading South on the A339 from the Robin Hood Roundabout. At the roundabout, take the first exit into Mill Lane. Continue to where the road bears right into Boundary Road. Take the first turning right into Thornycroft Close, and Alexander Court will be found on the left-hand side.



Council Tax C £2,156.19 pa
Lease remaining 104 years remaining
Ground Rent £125 per annum
Maintenance and Service Charges £1800.00 per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor Plan

Total floor area 69.0 sq. m. (743 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract(s).

