



40 Mallard Court West Mills Newbury RG14 5HL



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**Price Guide £140,000 Leasehold**

**A popular development built by McCarthy Stone in 1997. Located on the doorstep of Newbury town centre and alongside the picturesque setting of West Mills beside the Kennet and Avon Canal. The apartments are exclusively for residents aged 55 and above. The well-presented accommodation which have a pull call security system in all rooms comprise an Entrance Hall, Sitting Room, Kitchen, Double Bedroom and a Bathroom. There is a lift to all floors, featuring a communal lounge, on site managers office, and Laundry Room plus a Recycling Room. Outside is a great feature with beautiful landscaped Communal Gardens and ample parking for residents vehicles and mobility scooters. Newly fitted carpets throughout.**

**Offered with No Ongoing Chain**

**125-year lease from 1997**

**Ground Rent           £278.28   per half year.**

**Service Charges       £1734.95   per half year.**

Directions: Leave Newbury Town Centre out of Market Street where you bear left onto Bartholomew Street. Take the first turning right into Craven Road. Take the second turning on the right into Kennet Road. Proceed to the bottom turning left then left again into Mallard Court into West Mills. Turn left and left again into Mallard Court.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

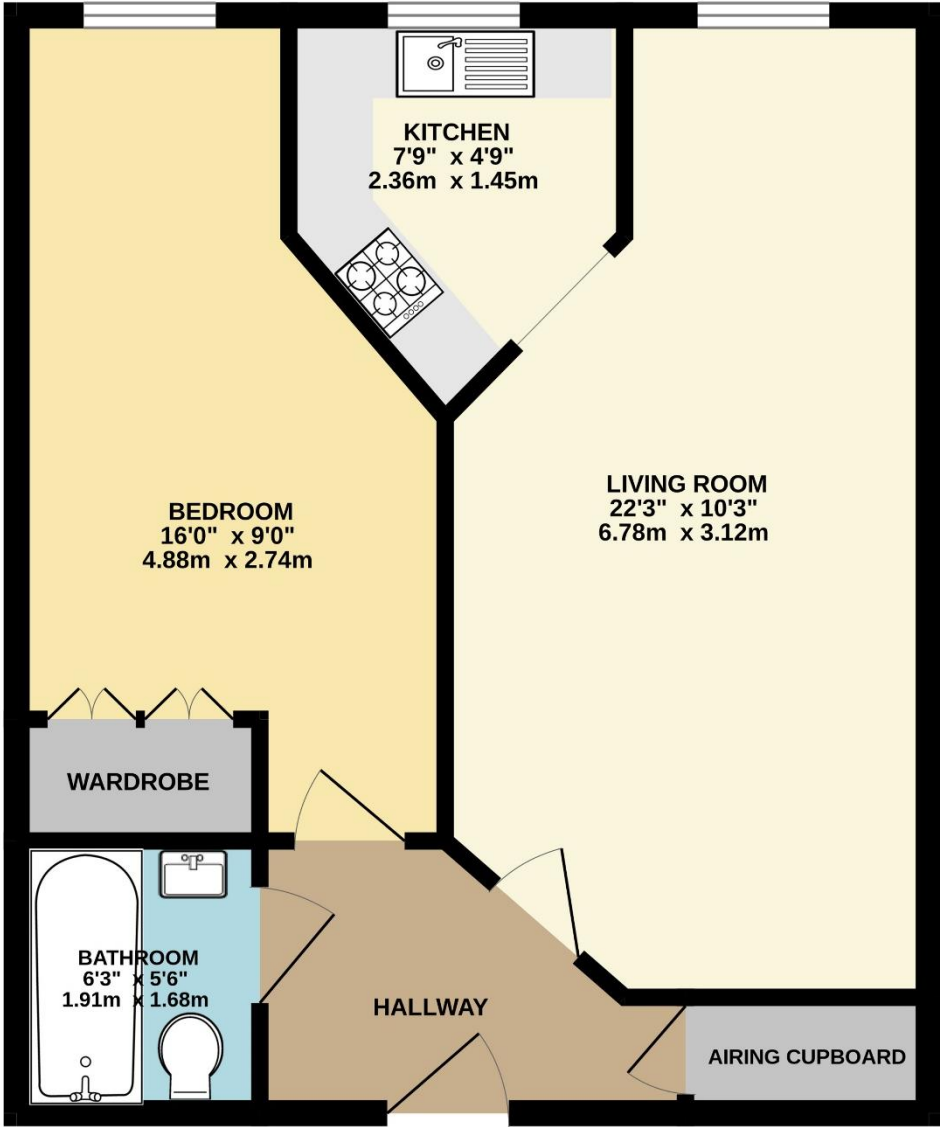
**Council Tax Band:** B £1886.67 pa

**Nearest Bus stop:** Kennet Road 0.2 km

**Nearest Train station** Newbury 0.6 km

**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

FIRST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 510 sq.ft. (47.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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