



70 Carruthers Court Racecourse Road Newbury Berkshire RG14 7GH



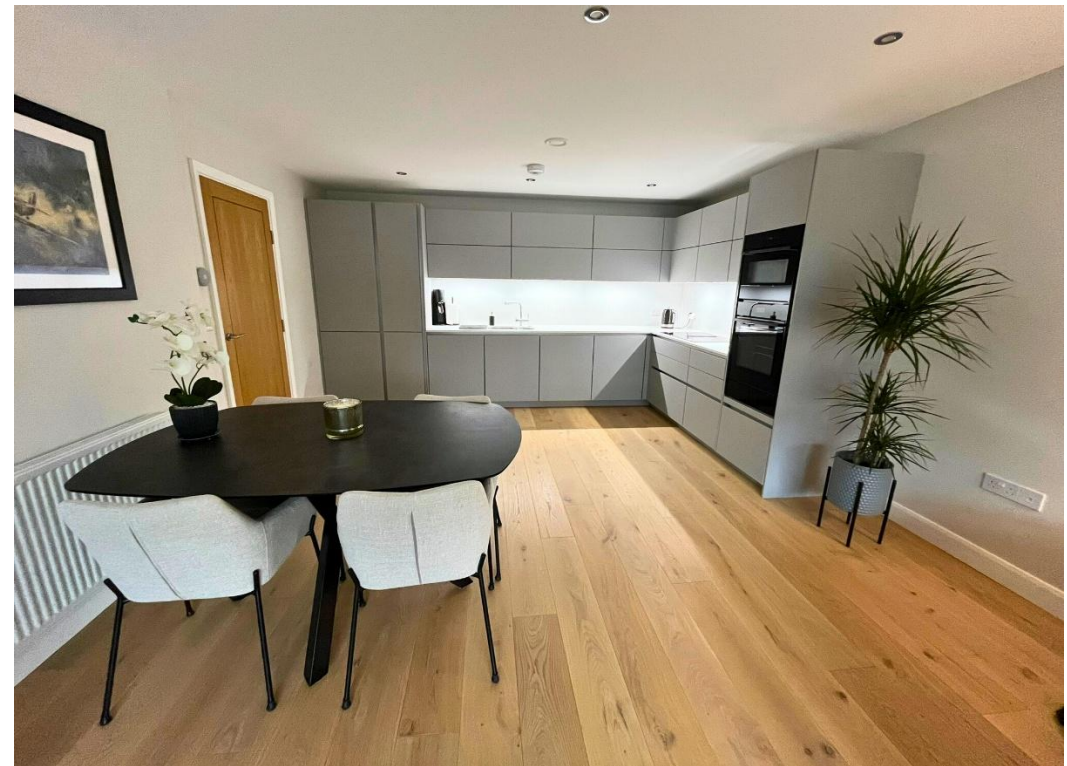
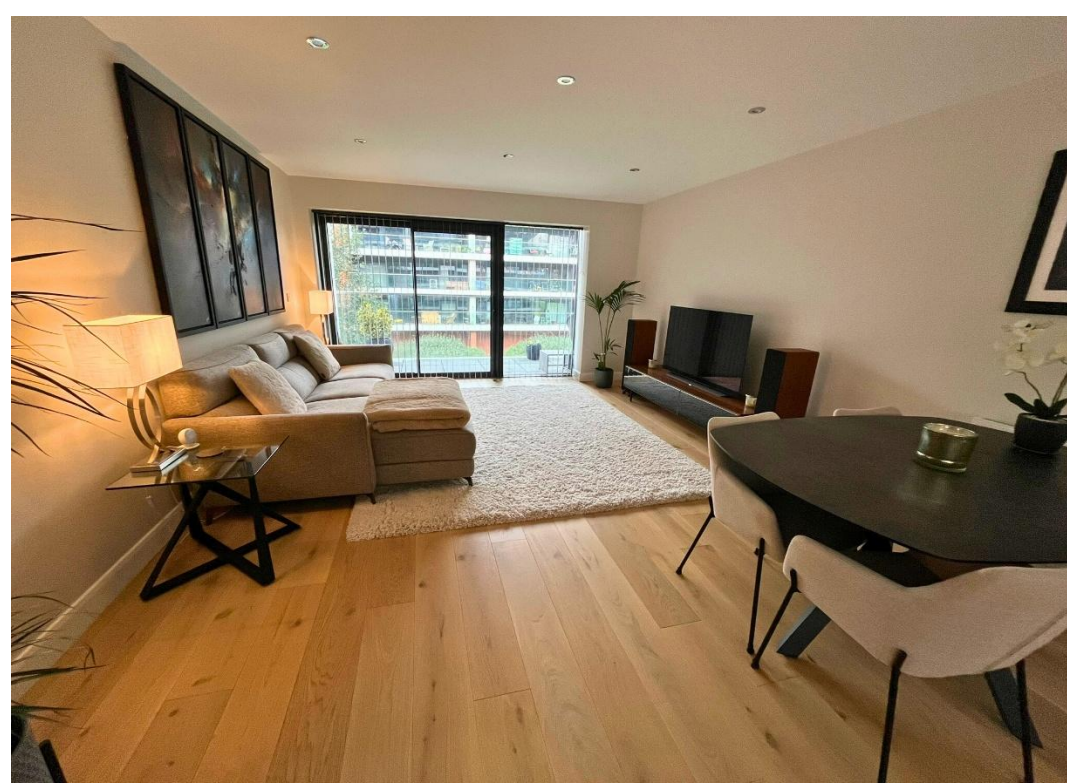
## **70 Carruthers Court Racecourse Road Newbury Berkshire RG14 7GH**

### **Offers in Excess of £325,000 LEASEHOLD**

This is a great opportunity to purchase a second-floor, two-bedroom apartment on the outskirts of the prestigious Racecourse development, within walking distance of Newbury town centre and mainline railway station. The property has been well-maintained and comprises a communal entrance hall with an elevator, a private entrance hall with three good-sized storage cupboards, a Dual-Aspect Living Room/Kitchen with access to a Balcony, Two Bedrooms, with the master bedroom benefiting from an En-Suite Shower room and a Family Bathroom. Further benefits include an allocated under-croft parking space, and this block has ample visitor parking.

- ❖ **Entrance Hall with Storage Cupboards**
- ❖ **Living Room/Kitchen**
- ❖ **Two Double Bedrooms**
- ❖ **Master Bedroom with En-suite Shower Room**
- ❖ **Bathroom**
- ❖ **34' Balcony with good views along the tree-lined grounds**
- ❖ **Allocated under croft parking space and visitors' parking**

**Directions** Leave Newbury heading South on the A339 from the Robinhood Roundabout. At the roundabout take the third exit following the A339 and at the next roundabout take the first exit onto Greenham Road. Proceed to the mini roundabout taking the third exit onto Greenham Road and at the next mini roundabout take the first exit onto Racecourse Road. Continue to the mini roundabout and take the second exit, then at the second mini roundabout take the first exit onto Racecourse Road. Turn right into Carruthers Court and number 86 will be found in the block on the left-hand side.

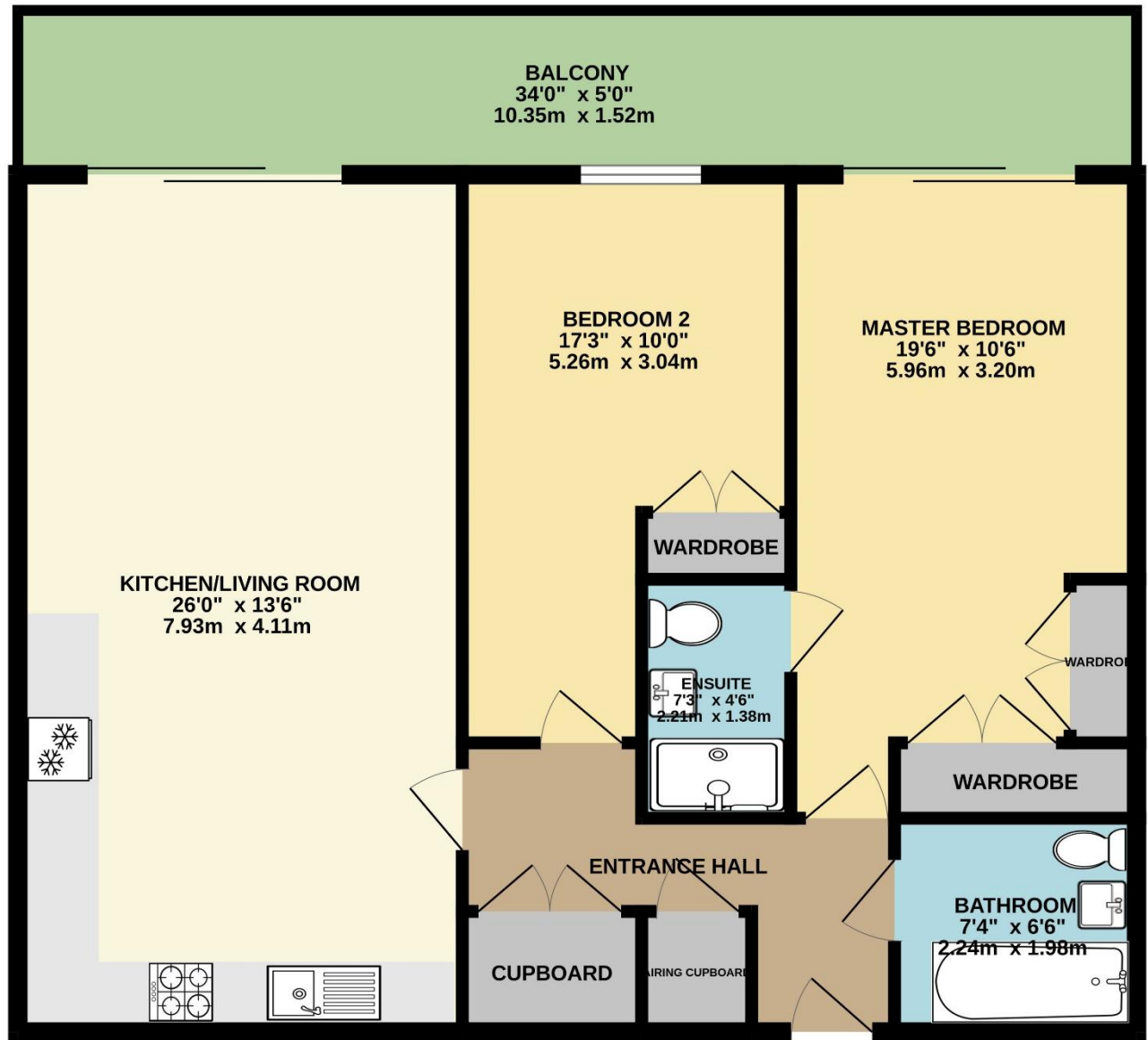


£2325.78 pa  
113 years remaining  
£285 per annum  
£2412 per annum

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



SECOND FLOOR  
884 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 859sq.ft. (79.8 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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**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).



