



9 Islescourt, Isles Road, Ramsbury, Wiltshire, SN8 2QW

A spacious, two-bedroom, 1st floor apartment overlooking beautiful courtyard gardens and within walking distance of local shops

Entrance Hall
Sitting/Dining Room
Kitchen
Bathroom
Two Double Bedrooms
999year lease from 1984
No Ground Rent
55+ Age Covenant

The Property

9 Islescourt is a two bedroom 1st floor apartment.

On entering the spacious apartment there is a light and airy hallway with fitted cupboard and all doors leading off to rooms. The sitting/dining room has a decorative only feature fireplace. There is also a serving hatch leading through from the kitchen. The fitted kitchen has a range of base units with an Induction hob, a Micro combo oven. The property also has a freestanding washing machine and fridge/freezer which are both included in the sale price. The walk in shower room comprises of a white suite which was refitted in 2020.

There are two double bedrooms. The 2nd bedroom has fitted wardrobes.

There is electric storage heating and double glazing throughout and a loft accessed from the hallway, via a folding ladder, provides useful extra storage.

A parking space is located nearby.

Guide Price: £200,000 (Leasehold)

Directions to Islescourt

From the A4 west of Hungerford take the B4192 to Ramsbury. As you enter the village pass The Paddocks on your right and then Union Street and continue on into Scholard's Lane and then The Square in the centre of the village.

Take the 2nd exit opposite The Bell into Back Lane and after about 100 yards turn right into Isles Road. Islescourt will be found in a short distance on your right.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01672 520 192 / 07701316464 (Mon-Fri 9am-5pm)



Sitting/Dining Room



Sitting/Dining Room



Kitchen



Bedroom 1

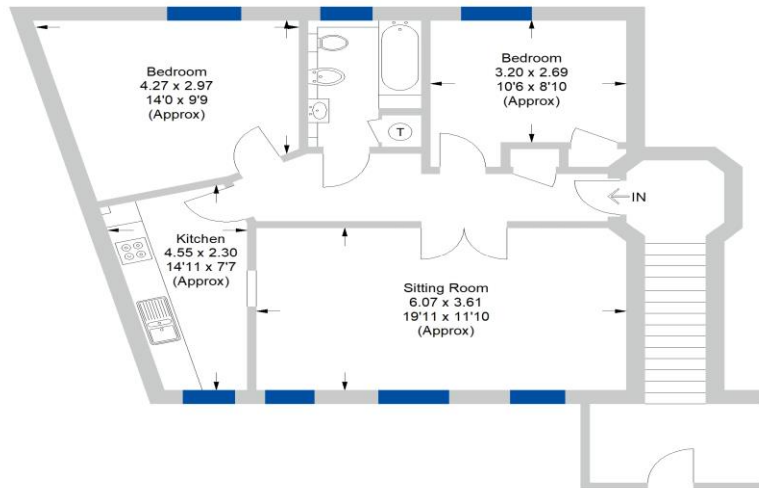


Bedroom 2



Shower room

Approximate Gross Internal Area = 83.0 sq m / 893 sq ft



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1051506 / Ref:87234)



Communal garden

Approximate Gross Internals: 70.4 m² / 758 ft² Service Charge: £5,632 pa Energy Performance Rating: (D) Council Tax Band: D

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Islescourt

The Kennet Valley has been described as one of the most beautiful in southern England, and Islescourt is close to the centre of this historic village on the river Kennet. The local red-brick and clay-tiled cottages and apartments are set around a mature garden courtyard with lawns, herbaceous borders and a duck pond and fountain.

It is just a few minutes' walk to Ramsbury's pretty high street where there is a general store, post office, library and two excellent pubs. As well as sports activities such as tennis, bowls, cricket and football, there is a village choir, horticultural society, drama group and independent cinema, 'The Ramsbury Roxy'. Further shopping and other amenities are available at nearby Marlborough and Hungerford, which has a mainline station. The surrounding area has several golf courses, Newbury Racecourse and the river Kennet itself, which is renowned as one of the country's finest trout rivers.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



26 PROPERTIES
BUILT 1989



RESIDENT
ESTATE
MANAGER



GARDENER



The central gardens and pond at Islescourt



The Church of the Holy Cross



The Bell Inn, Ramsbury



The River Kennet

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Cognatum
PROPERTY

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