



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

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

Entrance Hall

Sitting Room

Dining Room

Kitchen

**Two Double
Bedrooms**

Bathroom

Parking

**999 year lease
from 1984**

No Ground Rent

55+ Age Covenant

The Property

10 Islescourt is a first floor apartment which is accessed via an entrance hall with staircase. There is a large coat/storage cupboard with space for boots, plants etc.

The light and spacious sitting/dining room has views over the central courtyard and fishpond.

The modern kitchen has a range of floor and wall units with a built in electric hob, oven and stainless steel cooker hood. There a freestanding dishwasher, washing machine, microwave and integrated fridge/freezer. There is a useful breakfast bar along one side of the room with a serving hatch through to the dining area.

There are two double bedrooms, one of which has fitted cupboards. The bathroom has a white suite with a electric shower over the bath. There is electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage. A private parking space is located nearby

Guide Price: £225,000 (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 Room



Dining Room



Kitchen



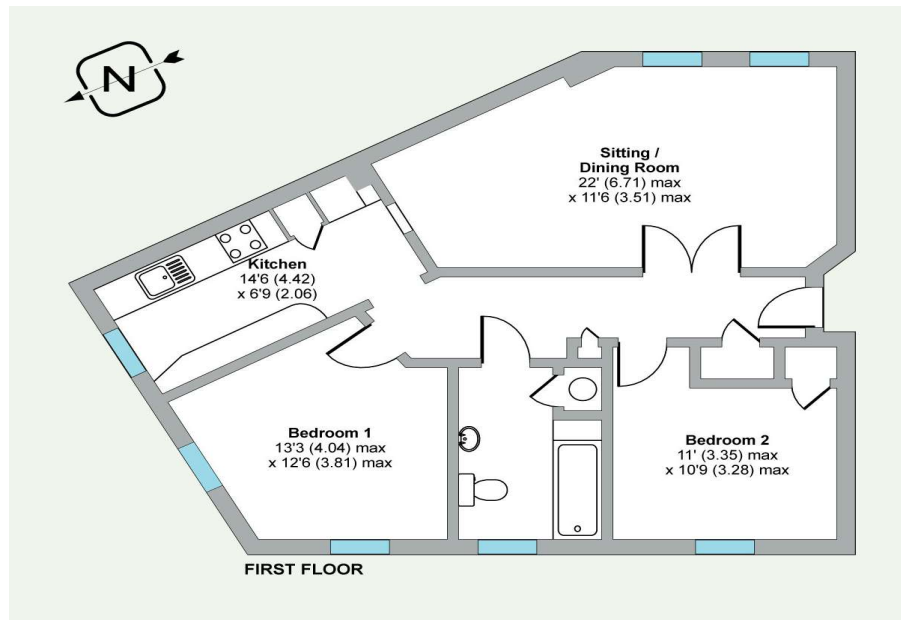
Bedroom 1



Bedroom 2



Bathroom



Gardens and pond

Approximate Gross Internals: 68.8 m² / 741 ft² Service Charge: £5632 pa Energy Performance Rating: (C) 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
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