



**17 Badsworth Gardens, Andover Road, Newbury, Berkshire, RG14 6PH**

A spacious, two-bedroom ground floor apartment overlooking well maintained courtyard gardens.



Entrance Hall

Sitting Room

Dining Room

Kitchen

Two Double  
Bedrooms

Bathroom

En-Suite

Garage

Patio Garden

999year Lease (from  
1984)

No Ground Rent

55+ Age Covenant.

## The Property

17 Badsworth Gardens is a well presented, spacious two bedroom ground floor apartment situated in beautiful estate grounds.

Upon entering the property there is a entrance hall leading to the W/C, bedrooms and dining room. The large dining area has useful storage space and leads to the kitchen which has a range of fitted cupboards and integrated appliances.

The bright and airy sitting room has access to both the well maintained terrace area and the properties sun room. There are two spacious double bedrooms both with built in wardrobes/storage along with en-suites, bedroom one benefits from a bath whereas bedroom two benefits from a shower.

There is under floor storage heating and double glazing throughout A single garage, with light and power, is located in a block nearby.

**Guide Price: £430,000 (Leasehold)**

## Directions to Badsworth Gardens

From the A34 bypass south of Newbury take the A343 (Andover Road) through Wash Water into Newbury. Pass the turning to Smallridge on your left and Garden Close Lane on you right and then Conifer Crest on your left.

The entrance to Badsworth Gardens will be found in a short distance on your right.

**Please Note: Upon resale of the property, Cognatum Estates management company charge 1% of sale price plus VAT for the leasehold pack, payable by the vendor.**

**For viewings please call the Estate Manager on 01635 524246 or 07384112481 (Mon-Fri 9am-5pm)**



Sitting Room



Dining Room



Kitchen



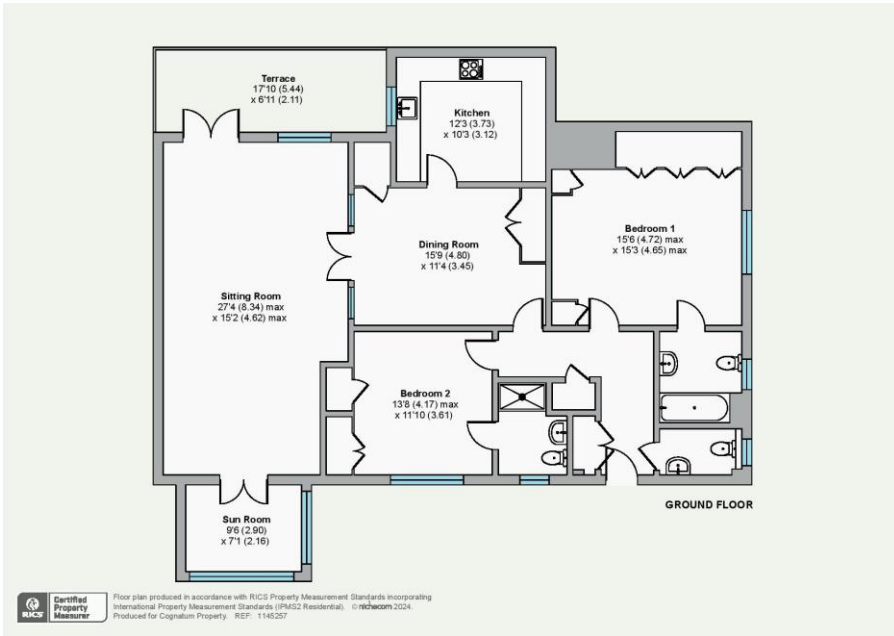
Bedroom 1



Bedroom 2



Bathroom



Rear with patio garden

**Approximate Gross Internals: 137.1 m<sup>2</sup> / 1476 ft<sup>2</sup>    Service Charge: £6,700 pa    Energy Performance Rating: C    Council Tax Band: C**

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.

## Badsworth Gardens & Copperbeech Place

Badsworth Gardens and Copperbeech Place are situated in a well-established residential area on the south-western approach to the town, and with extensive woodland screening on the fringes of the estate a sense of peaceful seclusion is created. The redbrick cottages and apartments, with conservatories and balconies, surround an attractive garden square.

The estate is within easy reach of the centre of Newbury, which has all the amenities one would expect in a bustling English market town: major stores such as Waitrose, interesting independent shops and numerous restaurants, cafés and pubs. An open-air market is held twice weekly. There are two respected local theatres, the Corn Exchange and the award-winning, professional repertory theatre the Watermill, as well as several golf courses, health clubs, and a cricket club. The town is also home to one of England's major racecourses. Highclere Castle, better known as 'Downton Abbey' since the eponymous TV series, is only 4 miles away, and both the Kennet and Avon canal and the River Kennet pass through Newbury offering beautiful riverside walks.

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



32 PROPERTIES  
BUILT 2004/5



RESIDENT  
ESTATE  
MANAGER



GARDENER



The central courtyard gardens



Newbury Market Place



Highclere Castle



Kennet & Avon Canal

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PROPERTY

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