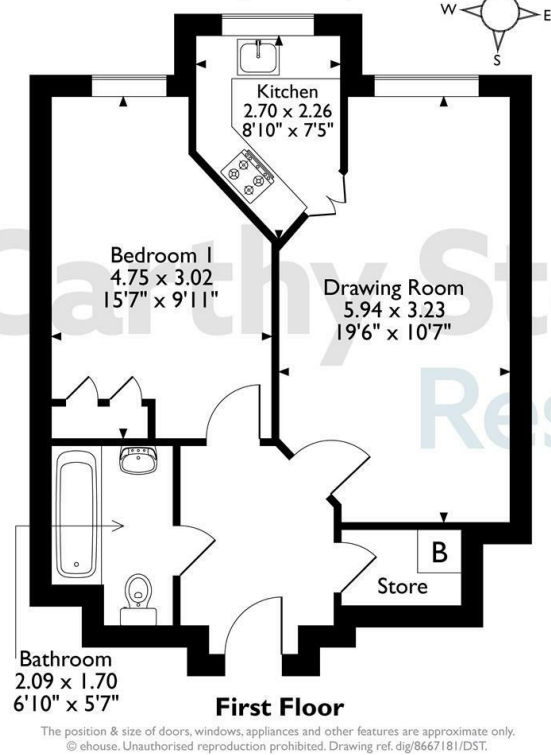
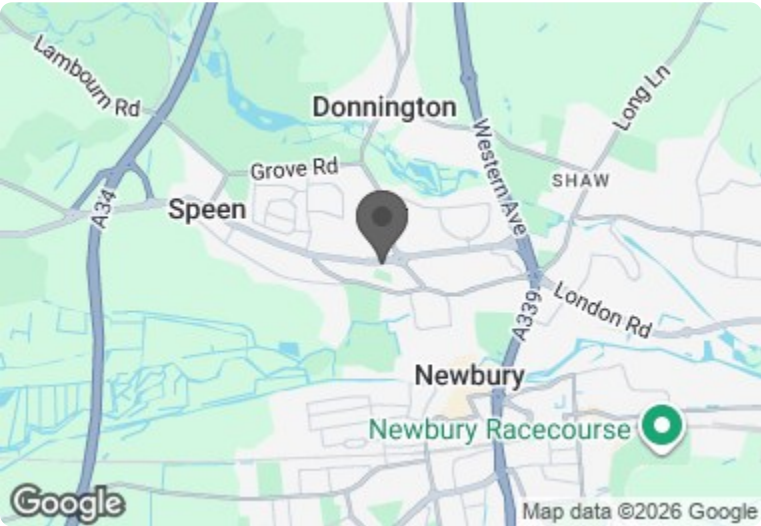


Benedict Court, Flat 49, Western Avenue, Newbury
Approximate Gross Internal Area
48 Sq M/517 Sq Ft



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Registered in England and Wales No. 10716544



49 Benedict Court

Western Avenue, Newbury, RG14 1AR



PRICE REDUCTION

Asking price £124,950 Leasehold

A well presented, ONE DOUBLE BEDROOM retirement apartment situated on the SECOND FLOOR, featuring a modern FITTED KITCHEN, though lounge dining room, one double bedroom with a built-in wardrobe and contemporary bathroom.

Benedict Court benefits from a 24-hour emergency call system, a site manager and very well-maintained communal areas comprising a residents' lounge where SOCIAL EVENTS take place, laundry room, store for mobility scooters and a GUEST SUITE for visiting family & friends.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Benedict Court, Western Avenue, Newbury,

1 Bed | £124,950

Summary

Benedict Court was built by McCarthy and Stone a purpose built Retirement Living Development. Communal facilities include a fully equipped laundry room a lift to all floors and a mobility scooter store with charging points.

There is a Homeowners lounge with doors leading to a patio surrounded by landscaped gardens. The door entry system ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with a call point in the bathroom. There is a House Manager on site and the development will link through to the 24 hour emergency call system for when they are off duty. There is also a guest suite for when friends and family come to stay.

The development is close to the town centre with its mix of historic buildings and excellent range of high street shops and department stores. As well as numerous restaurants and cafes, there is a supermarket next door to the development. For those wishing to travel further afield, the town's railway station operates a mainline station to Reading and London.

It is a condition of purchase that all Residents must be over the age of 60 years.

Entrance Hall

Front door with spy hole leads to the large entrance hall, the 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk-in storage and airing cupboard. Doors lead to the bedroom, living room and bathroom.

Living/Dining Room

A very well presented bright and spacious living/dining

room, Two ceiling light points, power points. TV & telephone points, partially glazed double doors lead onto a separate kitchen.

Kitchen

Modern style kitchen with fitted cupboard doors and co-ordinated work surfaces. Contemporary ceiling lights. Wall mounted fan heater. Stainless steel sink with chrome mixer tap. There is an integrated fridge and freezer and a fitted electric oven. There is also a fitted electric AEG ceramic hob with extractor hood.

Bedroom

A double bedroom of good proportions, built-in double wardrobe with mirrored front, TV and phone point, ceiling lights.

Bathroom

With extensively tiled walls, the bathroom comprises of, bath with shower over and grab rail, WC, vanity unit with sink and mirror above, heated towel rail, separate wall mounted fan heater and emergency pull cord.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £2,452.95 for the financial year ending 31/03/2027.

The Service Charge does not cover external costs such

as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Lease Information

Lease length: 125 years from 1st Jan 2009

Ground rent: £763 per annum

Ground rent review: 1st Jan 2039

Car Parking

Parking is by allocated space, subject to availability. Please check with the House Manager on site for availability.

Additional Information and Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

PRICE
REDUCED

