



DOWNER & CO

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161 Jago Court, Newbury RG14 7EZ  
Price: £230,000

**Features.**

-  1
-  2
-  1

**Description.**

A smart two double bedroom ground floor apartment with the huge added bonus of direct access to in-effect your own garden although it is communal. This popular development located on the south side of town is within walking distance of the train station and town beyond together with the Retail Park offering a range of shops close-by and David Lloyd Gym.

The accommodation includes security entry system to communal entrance hall, front door into own hallway with utility cupboard having plumbing for washing machine and further built in cupboard, open plan kitchen/ living/ dining room with built in double oven and dishwasher and french doors to communal garden although very private, to enjoy. Two good sized double bedrooms - both with built-in wardrobes, smart and spacious "Jack & Jill" bathroom with separate walk-in shower cubicle, bike & bin store, play area and allocated parking space next to apartment with further spaces for visitors on a free-for-all basis.



## Location.

Jago Court is a modern development located on the south side of Newbury within walking distance to many amenities and easy to access the major transport routes. The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. Newbury also has a mainline train station with services direct to Reading and London Paddington.

### Lease details & outgoings:

**Lease:** 104 years remaining

**Service Charge:** £1,150 per annum

**Ground Rent:** £200 per annum



Approximate Gross Internal Area  
65.08 sq m / 700.51 sq ft

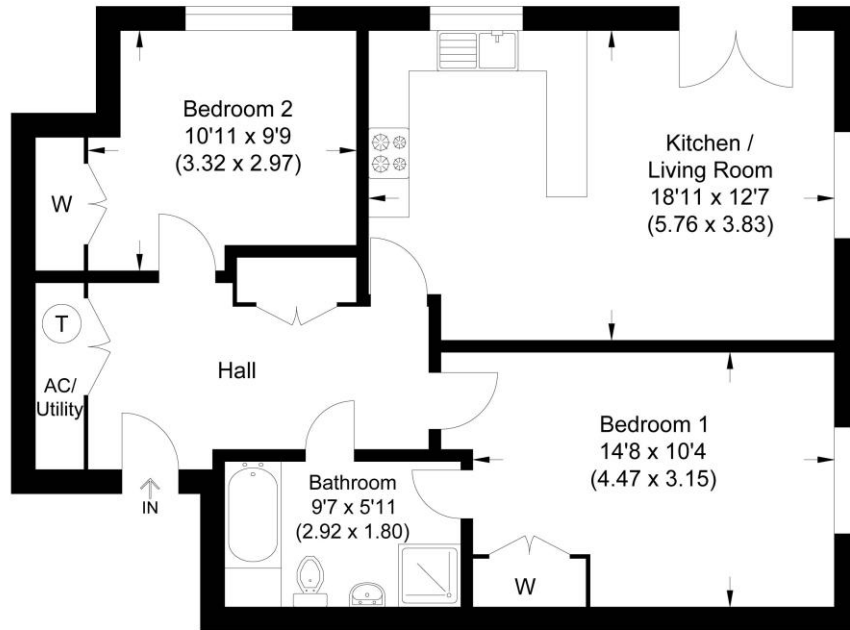


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Important Notice**

**PROPERTY MISDESCRIPTIONS ACT 1991**

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

**EPC: C**

**COUNCIL TAX BAND: C**  
**2026/2027: £2,268.74.**

**TENURE: LEASEHOLD**

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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