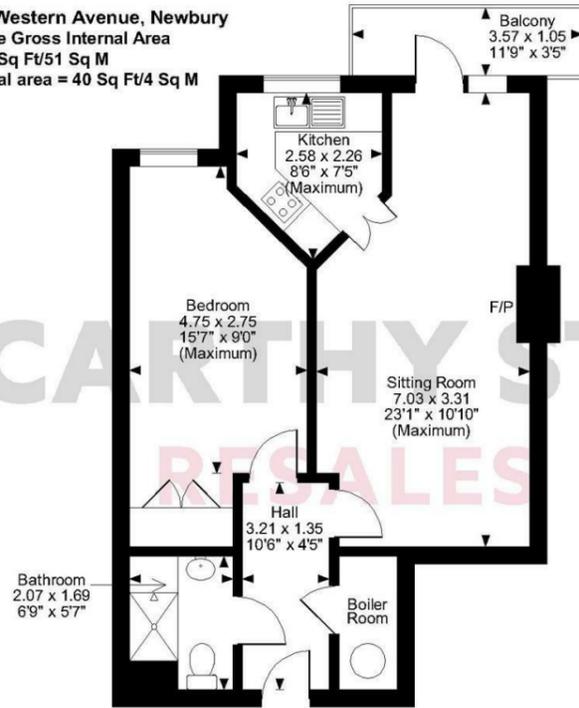


Benedict Court, Western Avenue, Newbury  
Approximate Gross Internal Area  
549 Sq Ft/51 Sq M  
Balcony external area = 40 Sq Ft/4 Sq M

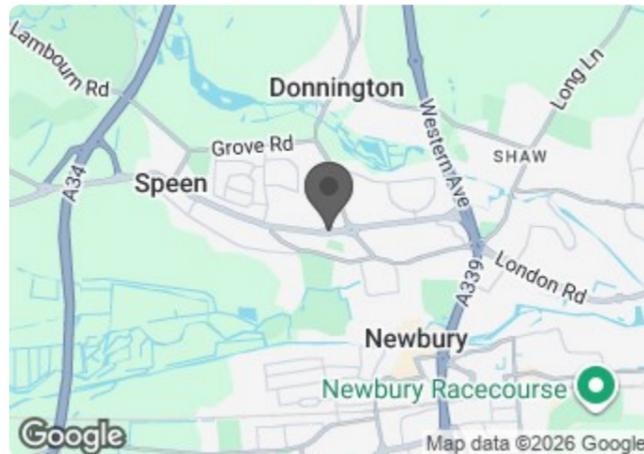


McCarthy Stone  
RESALES

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
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## 56 BENEDICT COURT

Western Avenue, Newbury, RG14 1AR



Energy Efficiency Rating	
Current	Potential
80	80

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

Council Tax Band: C



**Asking price £190,000 Leasehold**

A beautifully bright and spacious One Bed top floor retirement apartment with a SOUTH FACING BALCONY. This apartment has one of the largest balconies in the development.

**Call us on 0345 556 4104 to find out more.**

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

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# Benedict Court, Western Avenue, Newbury, Berkshire, RG14 1AR

## Summary

Benedict Court was built by McCarthy 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 Apello emergency

response pull cord system is in place. Call button in hallway, pull cord in bathroom and either personal pendant or wrist band. 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 and spacious living/dining room, with a double glazed door that leads onto a south facing balcony overlooking the communal grounds. 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 bright and spacious bedroom, built-in double wardrobe with bi-fold mirrored doors, with plenty of storage space. TV and phone point, ceiling lights.

## Bathroom

Bathroom, fully tiled walls, panel enclosed bath, grab rails, glazed shower cubicle, toilet, vanity unit with sink and mirror above, heated

# 1 bed | Asking price £190,000

towel rail, separate wall mounted fan heater, 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 for financial year ending 28th February 2027 is £2,452.95. 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 125 Years from 1st Jan 2009

Ground rent: £763.21 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.

