



22 Avonbank Lodge West Street Newbury RG14 1EZ

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Price Guide £175,000 Leasehold

A popular development built by Churchill Living in 2016. Located on the doorstep of Newbury town centre and a stone's throw away from Northcroft Park and the Kennet and Avon Canal. The apartments are for residents above 60 however, the second resident can be over 55. All the apartments have a 24-hour Careline System with a Lodge manager being on site 5 days a week. Guest suite for family and friends. There is a residents' lounge and kitchen, communal gardens, and a patio. On site Parking for the owners. This well-presented apartment comprises an Entrance Hall, Large walk in Cupboard, 19' Sitting Room, Kitchen, 19' Double Bedroom and a Shower Room.

Offered with No Ongoing Chain

125-year lease from 2016 (115 Remaining)

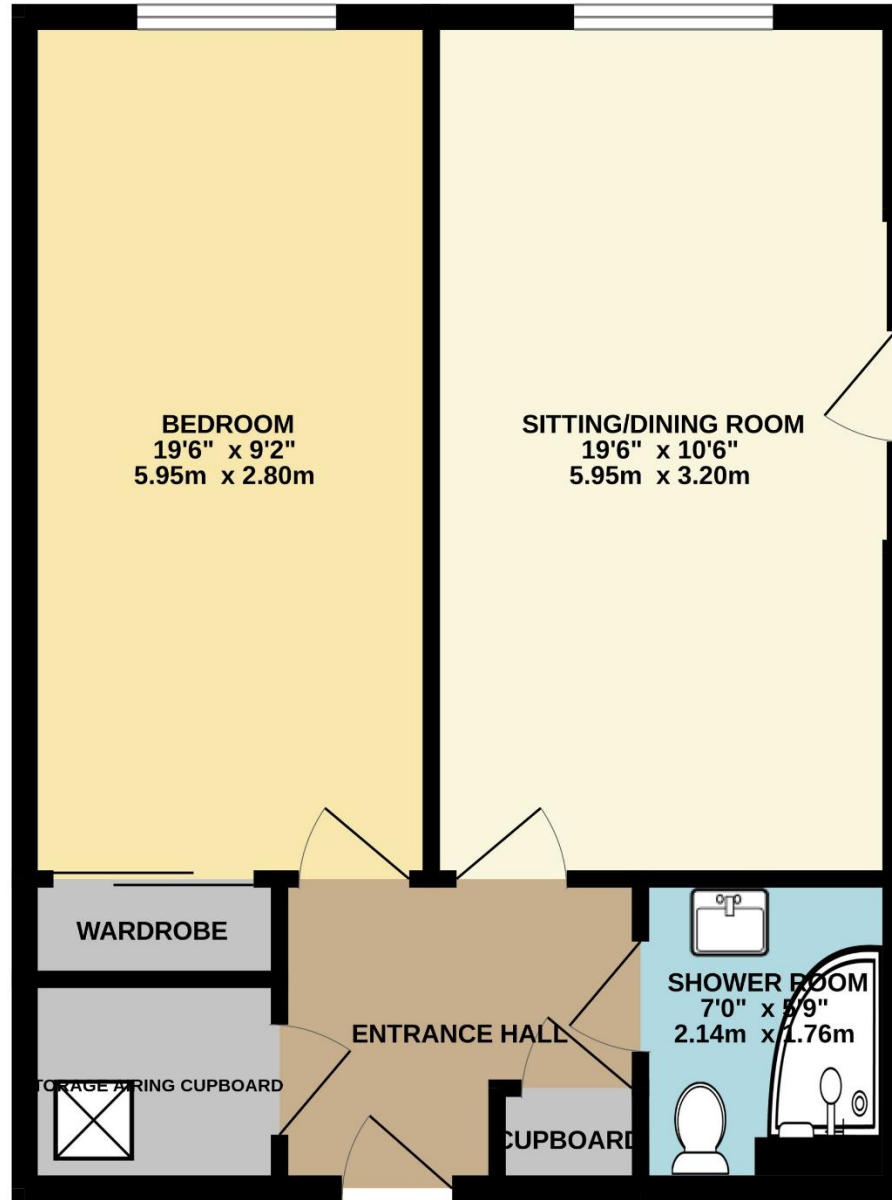
Ground Rent £815.94 per annum.

Service Charges including Heating £3226.14 per annum.

Council Tax Band B £1985.15

Directions: From our offices in Oxford Street head in a westerly direction over the roundabout onto the Old Bath Road. Take the first left into Strawberry Hill, at the bottom bear left, then right into West Street. Avonbank Lodge will be found a short distance along on your left-hand side.





FIRST FLOOR
598 sq.ft. (55.5 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 598 sq.ft. (55.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Nearest Bus stop: Oxford Street 0.2 km
Nearest Train station: Newbury 0.6 km

NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

