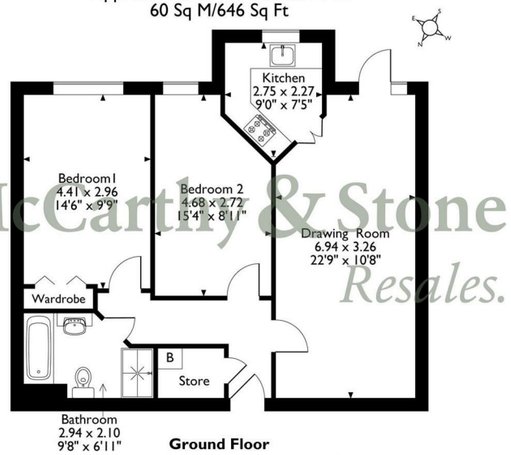
Excellent

Trustpilot

McCarthy & Stone
Resales.

Benedict Court, Flat 2, Western Avenue, Newbury
Approximate Gross Internal Area
60 Sq M/646 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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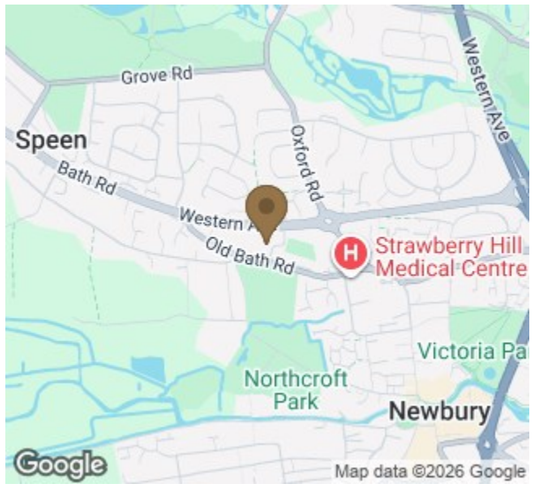

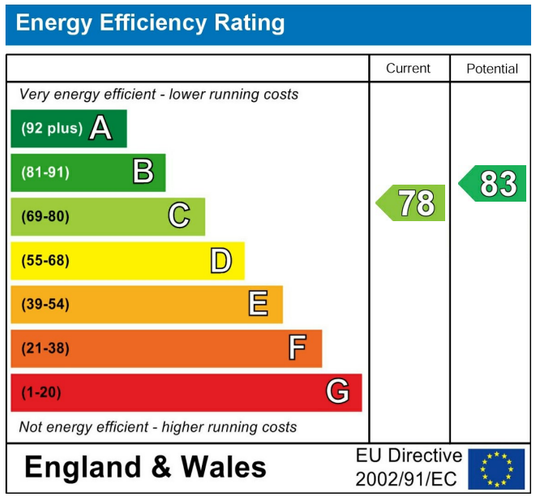

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

2 Benedict Court

Western Avenue, Newbury, RG14 1AR

2 | 1 | Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 2 Benedict Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £280,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Retirement Living
- Private Patio are overlooking Landscaped Gardens
- Ground Floor Location with private access from PAtio
- Guest suite for family or friends
- Laundry room & Mobility scooter store
- Landscaped gardens
- Close to Waitrose supermarket
- 24 Hour careline system & Video entry system
- Communal lounge where social events take place

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

2 Benedict Court, Newbury

2 | 1 | Asking price £280,000

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.

Property Overview

Situated on the ground floor with it's own private patio area acessed from the living room this beautiful and bright two bedroomed apartment really needs to be viewed to be appriciated. The peaceful private patio over looks the lovely landscaped gardens and the living area provides ample room for both lviing and dining furniture. The kitchen is fully fitted and provides another pleasant outlook over the gardens. There are two spacious double bedrooms with the main having handy built in mirrored wardrobes. Off the hallway there is also a handy utility cupoard that provides even more storage. The bathroom benefits from both a walk in shower and a bath.

Social Lifestyle

The Communal Lounge is at the heart of the community at Benedict Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

You will be made to feel welcome by our homeowners as soon as you step through the door. There are many social events arranged such as film evenings, games evenings, lunch, gardening and walking clubs - there really is something for everyone.

Landscaped Gardens

One of the main social hubs of Benedict Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

“Totally impressed by the development and its gardens - everywhere immaculate and seemingly well maintained.” – McCarthy Stone Homeowner

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Additional Information and Services

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

Car Parking

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

Service Charge

- 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

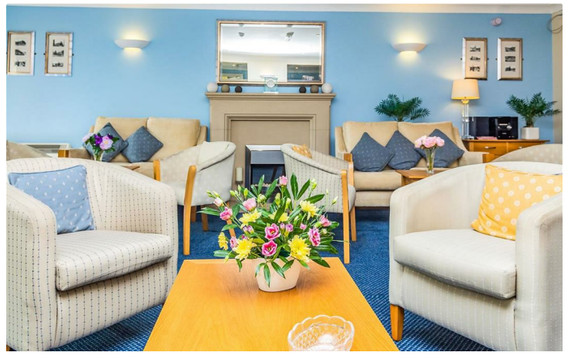
The Service Charge is £3,679.43 until the financial year ending 28/02/2027. The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Lease Information

Lease 125 Years from 2009
Ground rent: £888.93 per annum
Ground rent review: Jan-39

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