

DOWNER & CO

TRUSTED SINCE 1988

18 Hildesley Court, East Ilsley, Newbury RG20 7LA

Guide Price: £210,000

Features.

1

2

1

Description.

A spacious and smartly presented two double bedroom first floor apartment with garage and balcony over-looking the communal gardens, forming part of a retirement development for the over 55's. Located in this pretty village due north of Newbury, the development sits in beautifully kept communal gardens and is surrounded by open countryside.

Accommodation includes security entry system, communal hallway, personal hallway, large living/dining room with access to its own balcony, kitchen, two double bedrooms and bathroom. Outside there are landscaped communal grounds, single garage and parking, A laundry room and guest suite for visiting family and friends are there for the residents and an estate manager lives on site.

Lease details & outgoings:
Lease: 111 years remaining.
Service charge: £7,556 per annum.
(Ground rent included in service charge).







Location.

East Ilsley is a very pretty village on the Berkshire Downs with two public houses and surrounded by stunning rolling countryside including the nearby Ridgeway offering numerous walks. The nearby market towns of Newbury and Wantage offer an excellent range of shopping and leisure facilities. Communications in the area are very good with easy access to the A34 and M4 (J.13) providing fast links to London and the national road network. There is a good train service from both Didcot and Newbury into London Paddington.







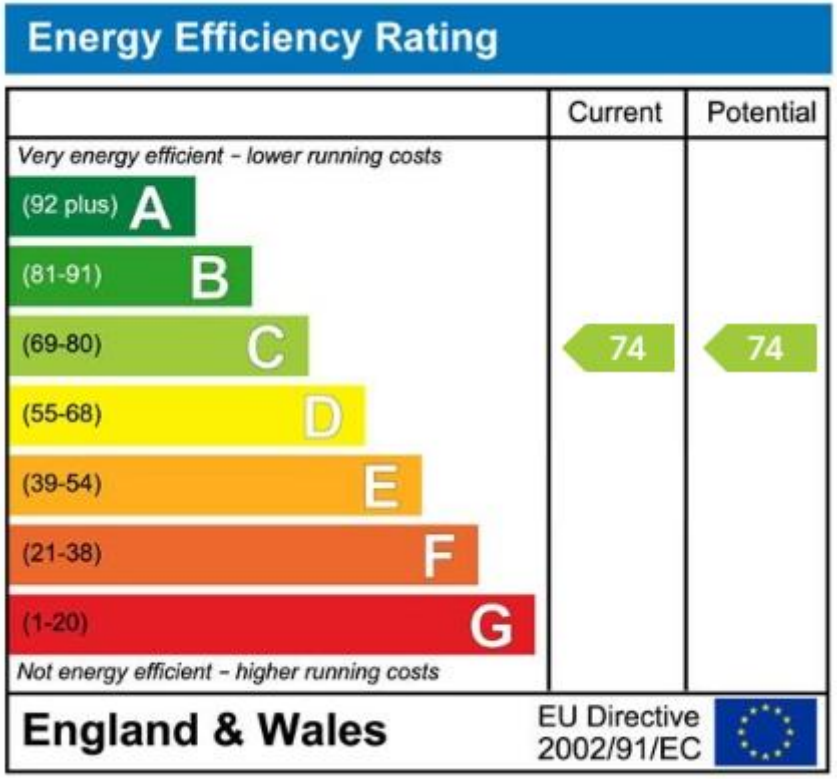


Approximate Gross Internal Area
80.43 sq m / 865.74 sq ft
(Excludes Garage)
Garage Area 14.17 sq m / 152.52 sq ft



Ground Floor

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



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: D
2025/2026: £2,377.87.
.
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.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX
01635 523777
www.downer.co.uk