



DOWNER & CO

TRUSTED SINCE 1988

5 Badsworth Gardens, Newbury RG14 6PH
Price: £495,000

Features.

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NO ONWARD CHAIN

Description.

A light, spacious, and immaculately presented two double bedroom over 55's property located to the south of Newbury in Wash Common. This home is ready to move into and forms part of the prestigious Badsworth Gardens development.

The spacious accommodation has been very well maintained and consists of entrance hall, cloakroom with integrated washer/drier, living room, large kitchen with built-in appliances, dining room, sun room, study area on the landing, two large double bedrooms with built-in wardrobes and family bathroom. Outside, to the rear is a patio adjacent to the house, and garden with direct access to the pristine communal gardens. There is also a garage with electric remote up and over door, partly boarded roof space for additional storage, power and light.



Location.

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.

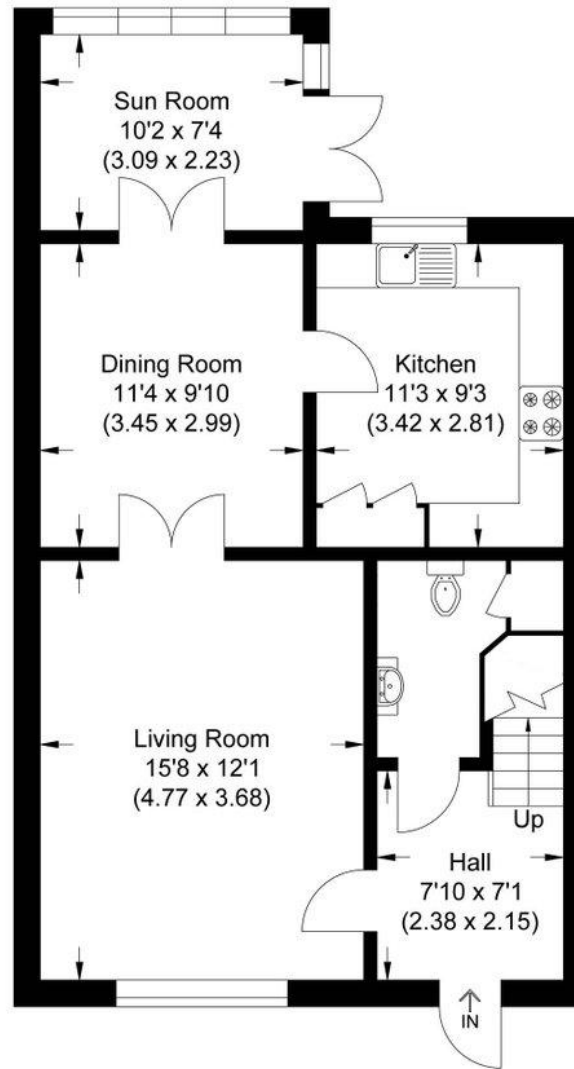
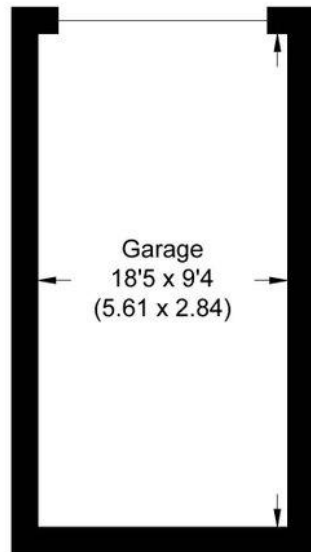
Lease details & outgoings:

Lease: 999 years from 1984

Service Charge: £1,722 x 4 = £6,888 per annum

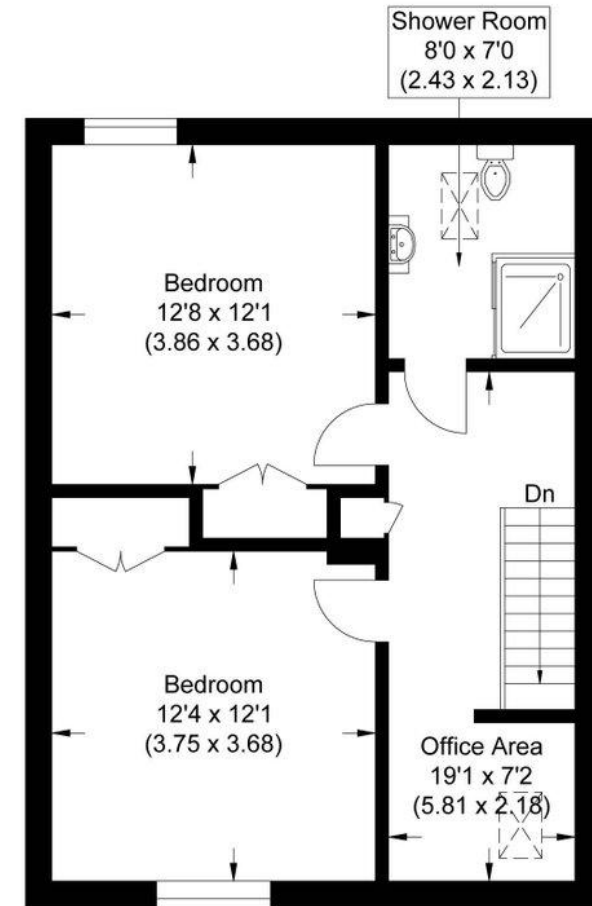
No Ground Rent





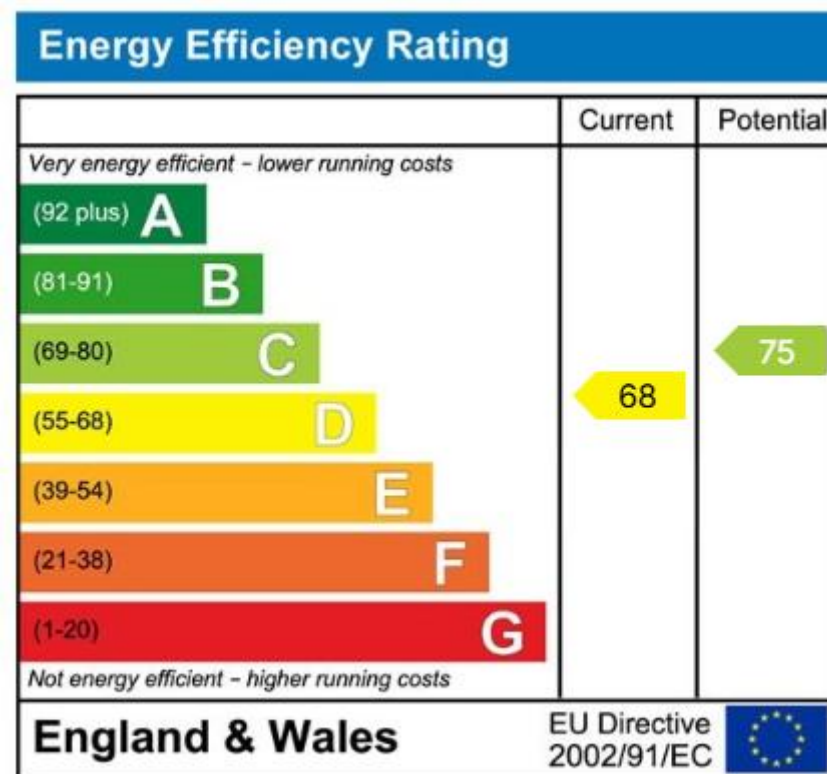
Ground Floor

Approximate Gross Internal Area
106.72 sq m / 1148.72 sq ft
(Excludes Garage)
Garage Area 15.93 sq m / 171.46 sq ft



First 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: D

COUNCIL TAX BAND: E
2026/2027: £3,119.51.

TENURE: FREEHOLD

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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