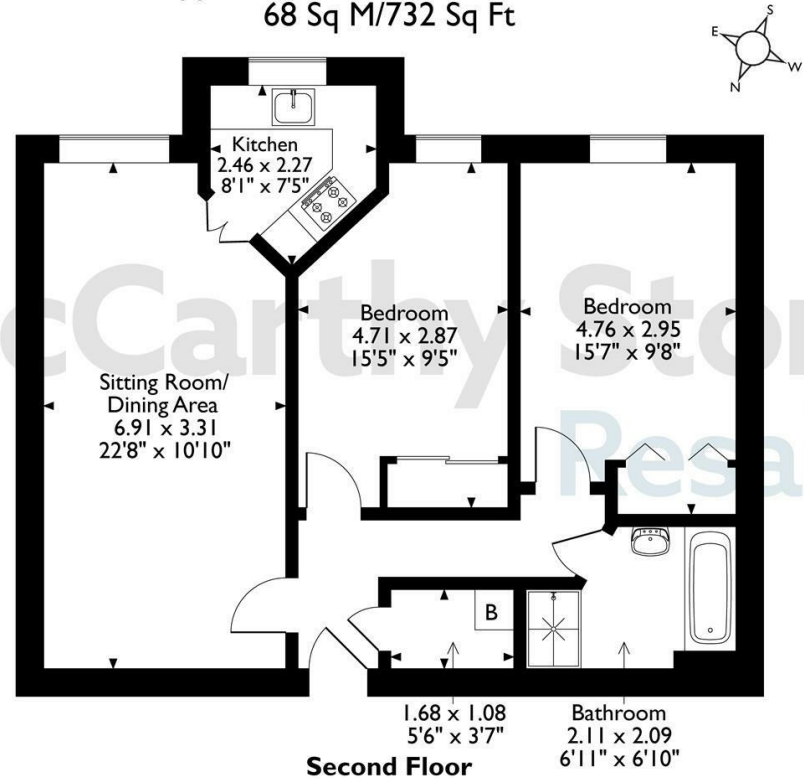
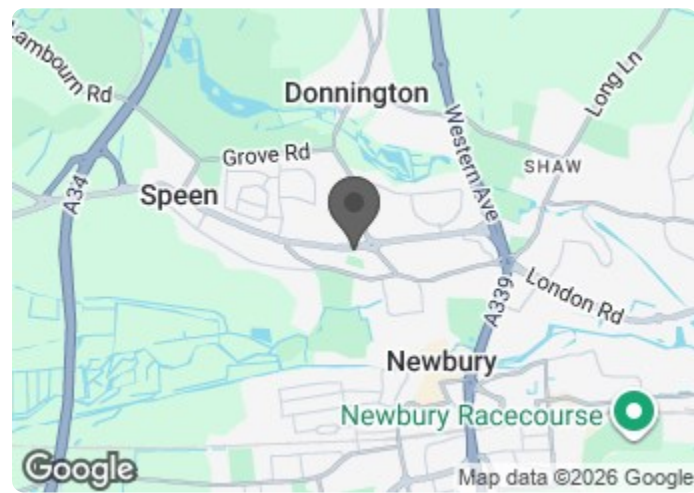


Benedict Court, Flat 55, Western Avenue, Newbury  
Approximate Gross Internal Area  
68 Sq M/732 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**55 Benedict Court**

Western Avenue, Newbury, RG14 1AR



**Asking price £280,000 Leasehold**

FRESHLY DECORATED second floor retirement apartment within the popular development Benedict Court, Boasting a beautiful outlook over the landscaped gardens and fitted wardrobes in both bedrooms.

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

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is prohibited.



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

## 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.

## Entrance Hall

Front door with spy hole leads to the large entrance hall, the 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk-in storage and airing cupboard, housing the boiler, water softener. Night storage heater. Doors lead to the bedrooms, living room and bathroom.

## Living/dining Room

A very well presented and spacious living/dining room with large double glazed window over looking the garden, 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 a fitted NEFF electric oven. Freestanding freezer and dishwasher. There is also a fitted electric AEG ceramic hob with extractor hood.

## Bedroom One

A double bedroom of good proportions, large built-in wardrobe with bi-fold mirrored doors, TV and phone point, ceiling lights.

## Bedroom Two

A spacious second bedroom that could even be

## 2 bed | £280,000

used as a hobby room or an extra dining space. fitted mirrored wardrobe, ceiling light point, plug sockets.

## Bathroom

A spacious bathroom with fully tiled walls, shower with grab rails, bathtub, raised toilet with support rail. Vanity unit with sink and mirror above, heated towel rail, separate wall mounted fan heater, emergency pull cord. Large storage cupboard.

## 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 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

## Car Parking

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

## Additional Information & Services

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

