



11 Ashridge Court Station Road Newbury RG14 7LL

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Price Guide £99,950 Leasehold

This ground floor apartment is within this small popular development located on the doorstep of Newbury town centre. Within walking distance of the main line railway station and the all the towns shopping facilities. The apartments are exclusively for residents over the age of 55. The accommodation comprises Entrance Hall, Sitting Room with patio doors and small patio leading onto the Garden. Fitted Kitchen, Double Bedroom and Shower Room. Outside are a great feature with beautiful landscaped Communal Gardens with ample parking for residents and visitors.

Offered with No Ongoing Chain

New Lease 125 Year Lease on Offer

Ground Rent £100.00 per annum.

Service Charges £2926.09 per annum.

Directions:

Leave Newbury Town Centre out of Market Street where you bear left onto Bartholomew Street proceed into Newtown Road then at the roundabout take the first turning left into St Johns Road. Take the first left into Link Road continue into Station Road and Ashridge Court will be found on your right.





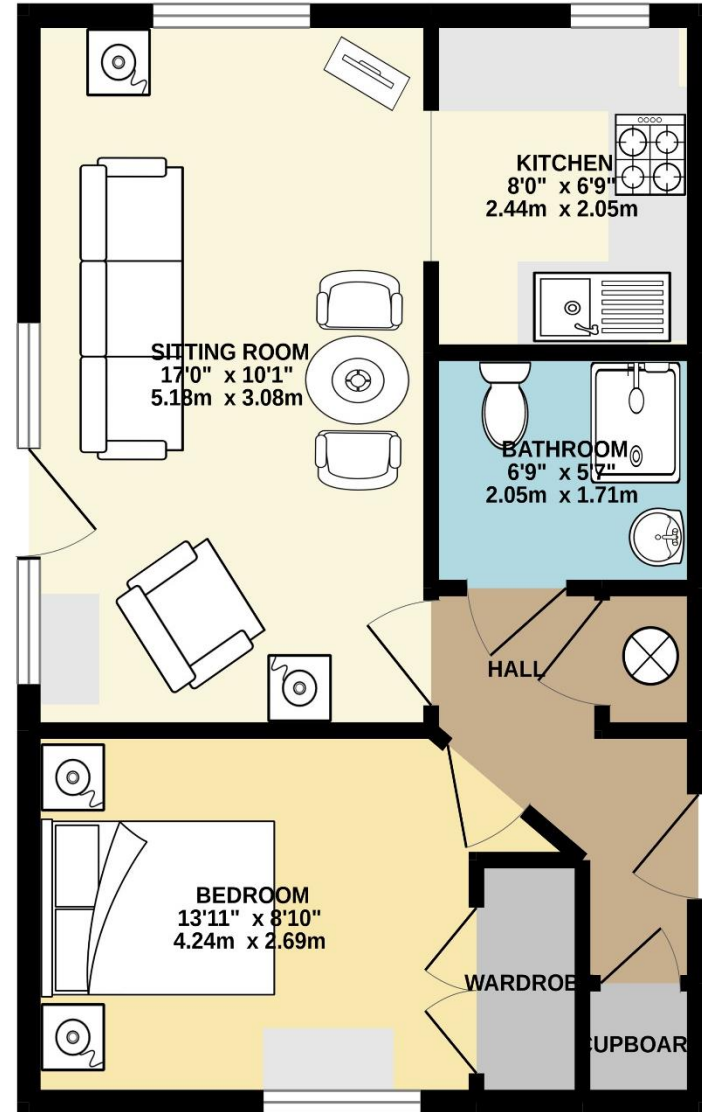
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: B £1505.50 pa

Nearest Bus stop: Newbury Station 0.1 km

Nearest Train station: Newbury 0.1 km

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 448 sq.ft. (41.6 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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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

