



39 Mallard Court West Mills Newbury RG14 5HL



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**Price Guide £164,950 Leasehold**

**A popular development built by McCarthy Stone in 1997. Located on the doorstep of Newbury town centre and alongside the picturesque setting of West Mills with unspoilt views directly over the Kennet and Avon Canal. The apartments are exclusively for residents over the age of 55. The well presented accommodation comprises Entrance Hall, Sitting Room, Kitchen, Double Bedroom and Shower Room. There is a lift to all floors with a Communal Lounge and Wardens Office and Laundry Room. Outside are a great feature with beautiful landscaped Communal Gardens and ample parking for residents. Offered with No Ongoing Chain**

**125 Year Lease from 1997**

**Ground Rent           £550.00 per annum.  
Service Charges       £1720.00 per half year.**

**Directions:**

**Leave Newbury Town Centre out of Market Street where you bear left onto Bartholomew Street. Take the first turning right into Craven Road. Take the second turning on the right into Kennet Road. Proceed to the bottom into West Mills. Turn left and left again into Mallard Court.**



FIRST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.

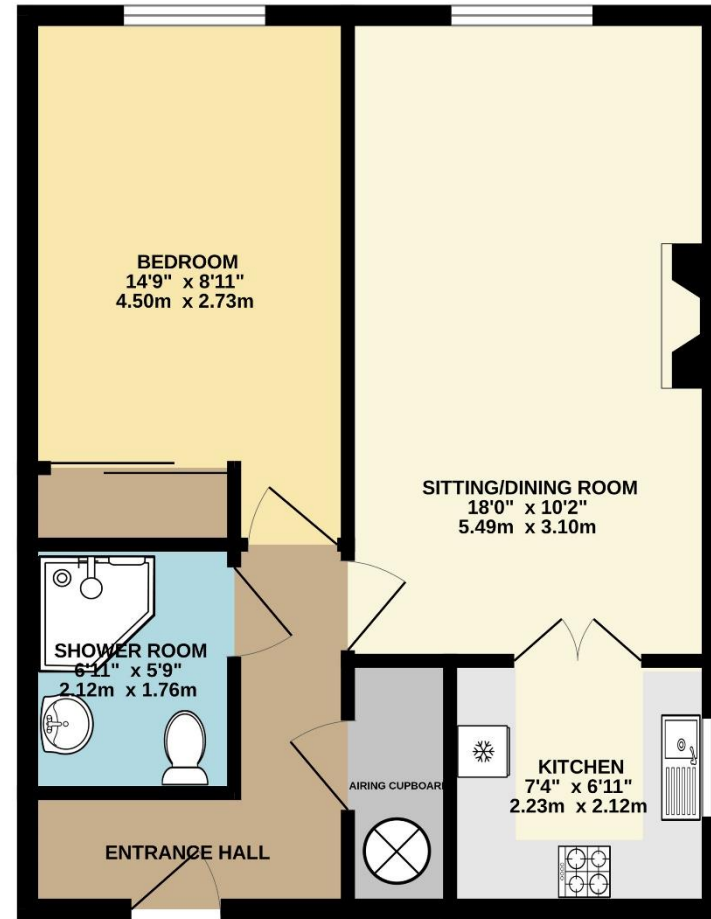


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Council Tax Band: B £1690.12 pa**

**Nearest Bus stop: Kennet Road 0.2 km**

**Nearest Train station: Newbury 0.6 km**



TOTAL FLOOR AREA: 473 sq.ft. (43.9 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



