



27 Benedict Court Western Avenue Newbury RG14 1AR

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Guide Price £149,950 Leasehold

A well presented one bedroom second floor apartment situated in this sought after retirement development built by McCarthy & Stone in 2009. Within two minutes walking distance of Newbury town centre. The accommodation comprises entrance hall, storage utility cupboard, sitting/dining room, well fitted kitchen, double bedroom with built-in wardrobes and bathroom. There is a lift to all floors, also the full use of a communal lounge, kitchen and laundry room with a resident house manager available during normal office hours and a 24 hour emergency service with pull cords plus a personal pendant alarm if required.

A guest room is also available to book via the house manager.

Lease 125 Years from 2009, 112 years remaining

Annual maintenance charge is £1,453.62 per annum

Annual ground rent currently £425.00 per annum

Viewing is Highly Recommended by the Agents

Offered with No Ongoing Chain

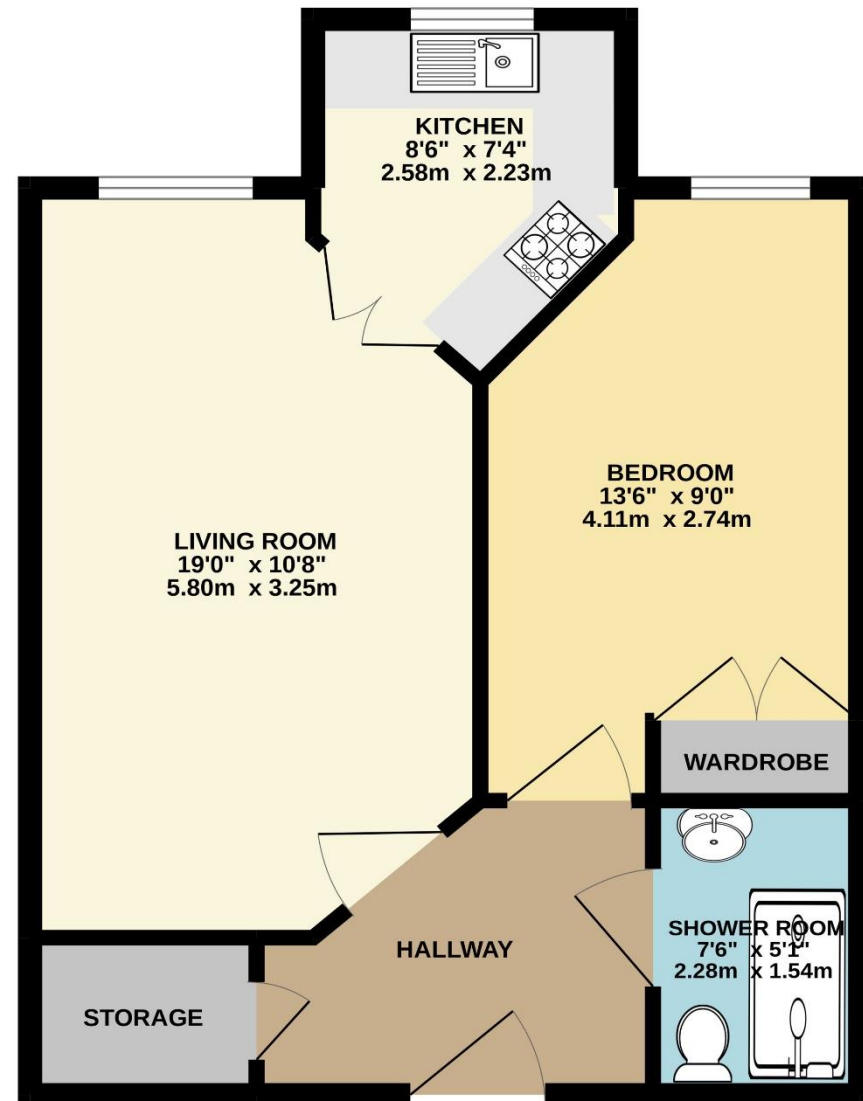
Directions: Leave Newbury town centre on the Oxford Road, at the roundabout by Waitrose take the first turning left onto Western Avenue (A4 Bath Road) Benedict Court will be seen immediately on your left and you take the first turning left which leads to the parking area and entrance to Benedict Court.



FIRST FLOOR
498 sq.ft. (46.2 sq.m.) approx.

Nearest Bus stop: Western Avenue
Nearest Train Station: Newbury

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 498 sq.ft. (46.2 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(s).

