



86 Carruthers Court Racecourse Road Newbury Berkshire RG14 7GH

86 Carruthers Court Racecourse Road Newbury Berkshire RG14 7GH

Guide Price £300,000 LEASEHOLD

This is a great opportunity to purchase a third-floor, two-double-bedroom apartment on the outskirts of the prestigious Racecourse development within walking distance to Newbury town centre and mainline railway station. The property has been well maintained and comprises a communal entrance hall with an elevator, a private entrance hall with three good size storage cupboards, Dual Aspect Living Room/Kitchen with access to a Balcony, Two Bedrooms with the Master Bedroom benefitting from an En-Suite Shower room and Family Bathroom. Further benefits include an allocated under-croft parking space and this block has ample visitor parking.

- ❖ **Entrance Hall with Storage Cupboards**
- ❖ **Living Room/Kitchen**
- ❖ **Two Double Bedrooms**
- ❖ **Master Bedroom with En-suite Shower Room**
- ❖ **Bathroom**
- ❖ **39' Balcony with good views along the tree-lined road**
- ❖ **Allocated under croft parking space and visitors' parking**

Directions Leave Newbury heading South on the A339 from the Robinhood Roundabout. At the roundabout take the third exit following the A339 and at the next roundabout take the first exit onto Greenham Road. Proceed to the mini roundabout taking the third exit onto Greenham Road and at the next mini roundabout take the first exit onto Racecourse Road. Continue to the mini roundabout and take the second exit, then at the second mini roundabout take the first exit onto Racecourse Road. Turn right into Carruthers Court and number 86 will be found in the block on the left-hand side.

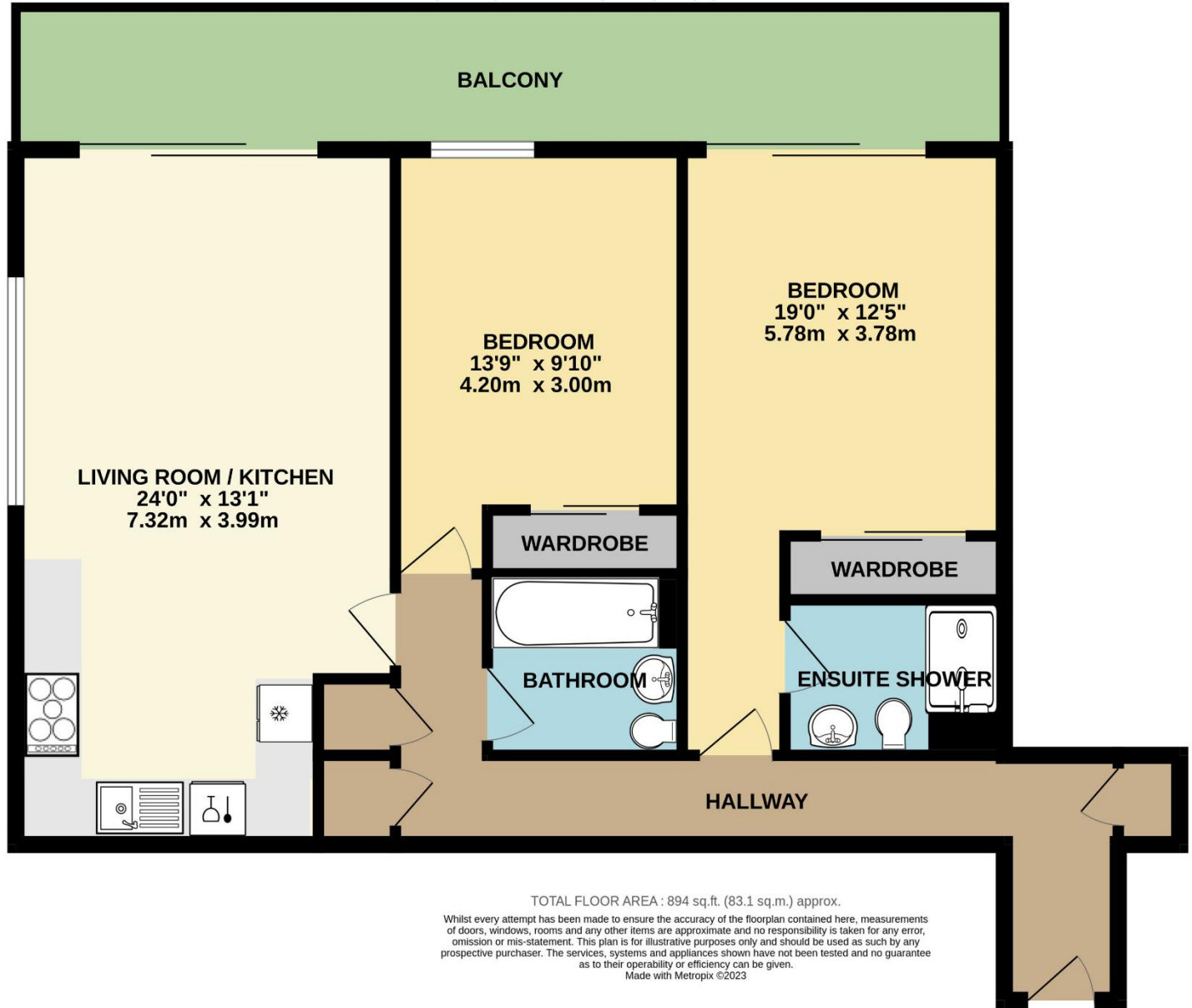


Council Tax D £2015.53 pa
 Lease remaining 116 years remaining
 Ground Rent £285 per annum
 Maintenance and Service Charges £2412 per annum

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 85 B | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



THIRD FLOOR
 894 sq.ft. (83.1 sq.m.) approx.



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).

