



Jago Court

Cricketts

Jago Court, Newbury, RG14 7EZ

£245,000



#### DESCRIPTION

**NO ONWARD CHAIN**, great views, excellent condition, lots of storage, 2 bed 2 bath, allocated parking. Not to be missed, this apartment has been very well kept by the current owners and is close to local shops, Newbury retail park and the railway station. The very light accommodation comprises a large reception hallway, lounge which follows onto the open plan kitchen that has a built in dishwasher, fridge and freezer. There is a principal bedroom which has built in double wardrobes and an ensuite bath/shower room. There are incredible views from both bedrooms over Newbury town centre. There is another double bedroom again with built in wardrobes and another shower room. Outside there is an allocated parking space.

- 🏠 No onward chain
- 🏠 Walking distance to local amenities.
- 🏠 Allocated parking space
- 🏠 Fully fitted Kitchen
- 🏠 Large lounge
- 🏠 Two double bedrooms both with fitted wardrobes
- 🏠 Two bathrooms
- 🏠 Communal Hallway
- 🏠 105 years on the lease
- 🏠 £200 a year ground rent
- 🏠 £1,300 a year Maintenance charge

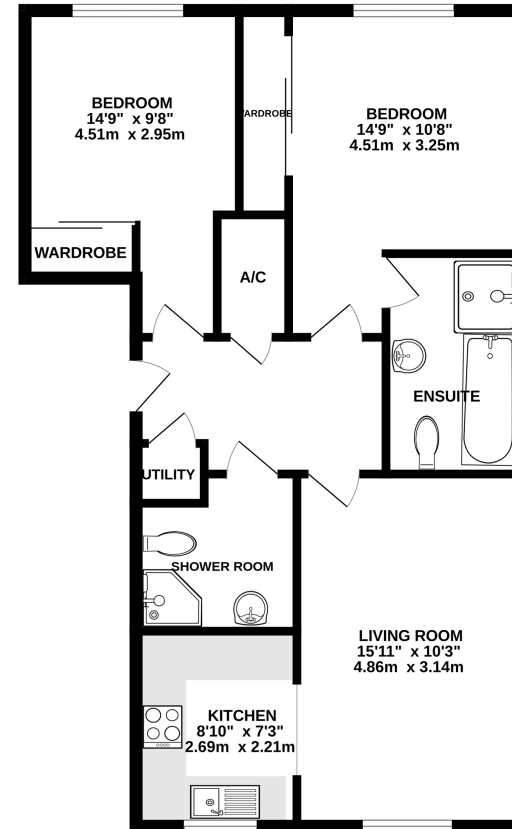
## Directions

From the office of Cricketts estate agents, proceed south on the A339 towards the Sainsbury's roundabout. At the next roundabout, turn right onto Saint Johns Road, and then on the next roundabout, turn left onto Newtown Road. Towards the top of the hill, Jago Court is found on the left-hand side.

## Local Information

Newbury offers the best of town and country living; being the principal town of West Berkshire, Newbury is a lively market town sitting astride the Kennet and Avon Canal. From Watership Down in the south and the Ridgeway in the North, Newbury is in an area of outstanding natural beauty and enjoys a rich heritage as well as having an excellent range of facilities including the famous Newbury Racecourse and excellent Park Way shopping centre. There are many more things to see, do and explore in and around Newbury, from the 800 year old street market which is held twice a week in the centre of the town, a farmers' market on the first and third Sunday and an Artisan market on the last Sunday of every month. There are a variety of independent shops as well as larger department stores. Entertainment is well catered for with a theatre offering a variety of different shows for all ages, a 7 screen Vue cinema and an independent cinema. There is a wide choice of places to eat and drink including well known bars and chain restaurants to family run restaurants and cafés plus a good range of public houses located in the heart of the town and the surrounding villages. Newbury also has a good choice of health and sports clubs and several popular golf courses. Newbury has fantastic communication links. Reading, Oxford and Basingstoke are within a comfortable distance and there is a mainline train station with frequent intercity trains to Reading and London Paddington. The M4 (junction 13) lies North of Newbury approximately 4 miles from the town centre.

SECOND FLOOR  
709 sq.ft. (65.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	73
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 709 sq.ft. (65.8 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: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



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