



Swan Court

Cricketts

Swan Court, Newbury, RG14 1JZ

£360,000



DESCRIPTION

Rarely available to the marketplace is this two bedroom first floor apartment situated in a prime residential location in the heart of Newbury town centre with fantastic frontage onto the River Kennet.

The property is quiet and secluded yet within easy walking distance of the town centre (3 mins) and station (10 mins). The charming, award-winning development of just 20 apartments has conservation status. The accommodation is light and airy and comprises:- communal stairwell (shared by just one other flat), reception hallway, lounge with balcony, kitchen, two double bedrooms both with built-in double wardrobes, and a spacious, recently refurbished, shower room. A ramp and stair lift give fully step-free access from ground level. Although so close to the river, you are protected here from flooding by the Newbury Flood Alleviation Scheme.

The south-facing kitchen, living room and balcony afford amazing views over the beautiful mature gardens, the River Kennet and the wooded park opposite. The gardens are managed communally and provide residents with a variety of lawned areas, flower beds, shrubs and fine trees. Residents and their guests may picnic, socialise or quietly contemplate in this peaceful haven.

There is an ample residents' off-street parking area.

- 🏠 Situated in an exceptionally quiet location
- 🏠 Well kept communal entrance
- 🏠 Two double bedrooms
- 🏠 Kitchen
- 🏠 Lounge/ diner with sliding doors leading to the balcony
- 🏠 Shower room
- 🏠 Share of the freehold
- 🏠 Walking distance to Newbury town centre and railway station
- 🏠 Fully insulated loft
- 🏠 Residents parking area
- 🏠 £0 ground rent
- 🏠 Approx £127 per month maintenance charge
- 🏠 No onward chain
- 🏠 Council tax Band B

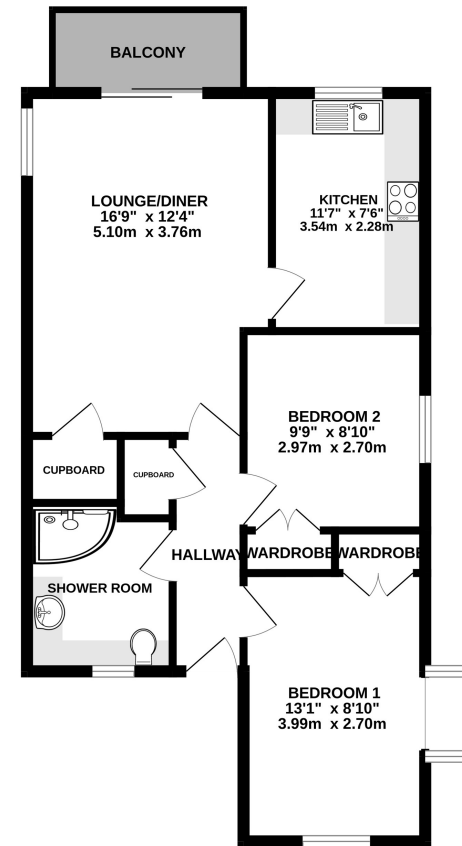
Directions

From the offices of Cricketts Estate Agents proceed along Northbrook Street and turn right into West Street and turn hard left at the end of the road staying on West Street and continue to the T-junction and Swan Court will be found straight ahead.

Local Information

Newbury offers the best of town and country living; being the principal town of West Berkshire it has long been a lively market town sitting astride the River Kennet and the Kennet and Avon Canal that, together with the A4 Bath Road, linked East with West. Newbury is surrounded by the North Wessex Downs Area of Outstanding Natural Beauty and enjoys a rich heritage as well as having an broad range of facilities. This includes the famous Newbury Racecourse and excellent Park Way shopping centre. There are many things to see, do and explore in and around Newbury. The 800 year old street market is held twice a week in the centre of the town, there is a farmers' market on the first and third Sunday and an artisan market on the last Sunday of every month. There are many independent shops, supermarkets and larger department stores. Entertainment is well catered for with a theatre offering shows for all ages, free open-air events and an annual world-class music festival, a 7 screen Vue cinema and an independent cinema. There is a huge choice of places to eat and drink from well known chains to family-run restaurants and cafés as well as public houses, bars, social and night clubs located in the heart of the town and in surrounding villages. Newbury has a good choice of health and sports clubs and several popular golf courses are nearby. Newbury has fantastic communication links: Reading, Oxford and Basingstoke are within a comfortable distance and the mainline train station has frequent electric intercity trains to Reading and London Paddington as well as services to all local stations. M4 Junction 13 is just 4 miles north of the town centre. Newbury has great employment opportunities, being in the heart of England's "Silicon Valley", several excellent schools and a hospital. There are places of worship for most of the world's established religions.

GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | 71 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

TOTAL FLOOR AREA : 631 sq.ft. (58.6 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: 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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