



Thornycroft Close

Cricketts

Flat 11 Alexander Court, Thornycroft Close, Newbury, Berkshire. RG14 5QG.

£225,000 Leasehold



- Approx 103 years remaining on the lease
- Council tax band C
- Communal gardens
- 1 allocated parking space
- uPVC double glazing throughout
- Gas fired central heating
- NO onward chain
- £125 per annum ground rent
- £1,896.00 Per annum maintenance charge

A well-presented and spacious two double bedroom second-floor apartment, ideally situated within walking distance of Newbury railway station, Sainsbury's superstore, Newbury Racecourse and Newbury town centre. OFFERED FOR SALE WITH NO ONWARD CHAIN.

The property has been very well maintained by the current owner and has recently been redecorated throughout, with new carpets laid, creating a fresh and inviting living space.

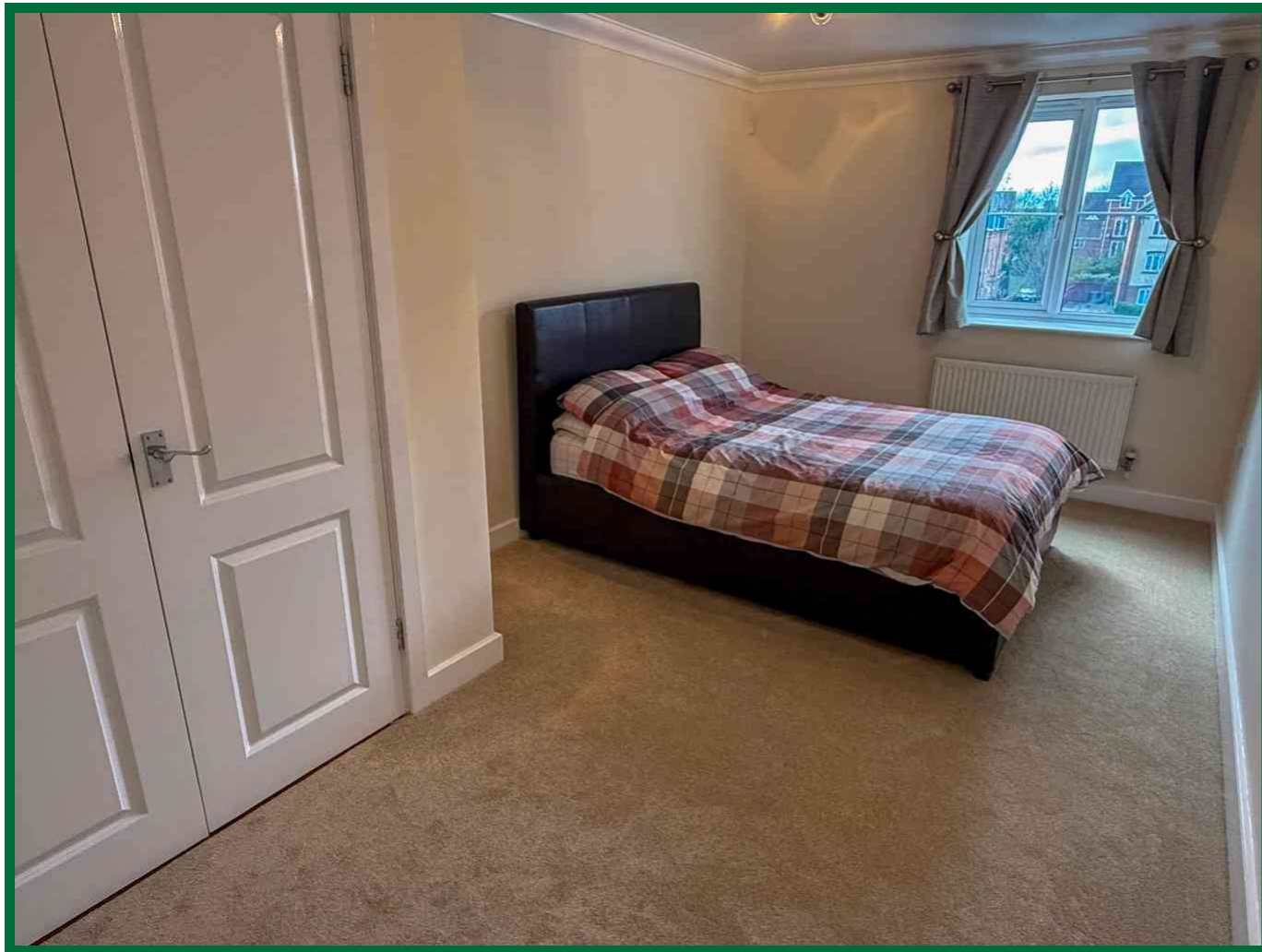
The light and airy accommodation is accessed via a communal entrance with security intercom system and stairs rising to the upper floors. Inside, there is a welcoming L-shaped hallway with storage cupboard, airing cupboard and intercom phone.

The apartment offers a generous lounge, a well-appointed kitchen fitted with a range of cabinets and space for a small table and chairs, two double bedrooms, including a principal bedroom with en-suite shower room, and a separate bathroom.

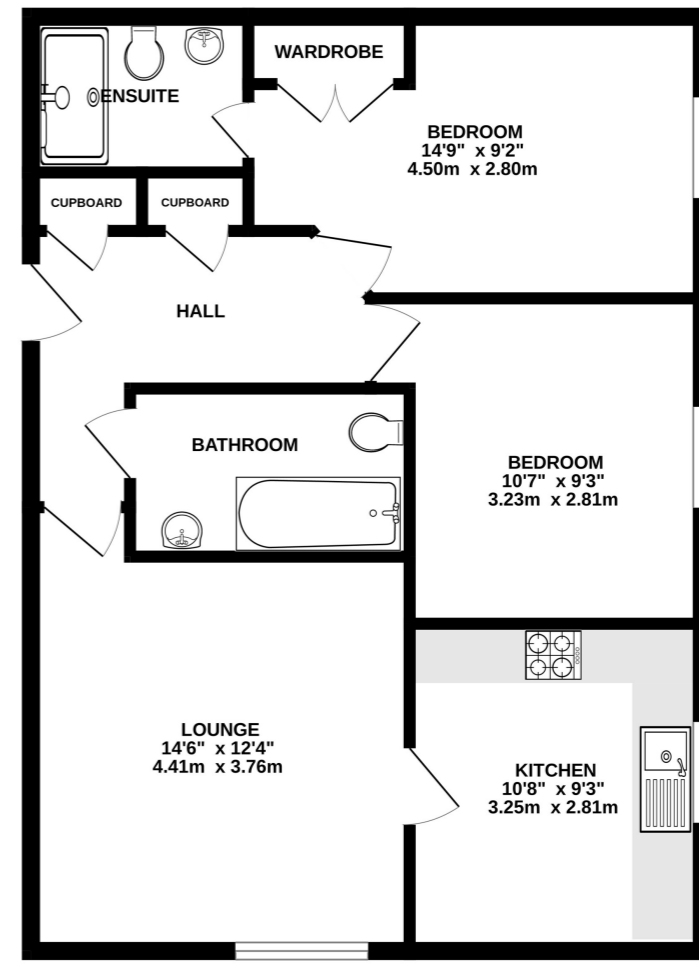
Newbury town centre provides an excellent range of major retailers along with a varied selection of restaurants, coffee shops, wine bars and public houses. Communication links are excellent, with easy access to the A34, A4 and the M4 (Junction 13 approximately 4 miles away). Newbury railway station offers a mainline service to London Paddington, making this an ideal location for commuters.

Further benefits include allocated parking for one car, additional visitor parking and a highly convenient location, making this an ideal home for professionals, downsizers or investors alike.





GROUND FLOOR  
666 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.8 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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| 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> | <b>81</b>               | <b>81</b> |
| (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 |           |

- **Electricity:** Mains Supply.
- **Heating:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** C



**ABOUT US:** We are a well-established, independent and highly-regarded, family run estate agency based in Newbury. Offering a bespoke service to suit your individual needs, we get results.

14 The Broadway Newbury Berkshire RG14 1BA  
sales@cricketts.co.uk www.cricketts.co.uk T:01635 43333

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