



Western Avenue

Cricketts

Flat 56 Benedict Court, Western Avenue, Newbury, Berkshire. RG14 1AR.

£190,000 Leasehold




- Second floor retirement apartment
- Kitchen
- Lounge/ diner
- South facing balcony
- Double bedroom with built in wardrobes
- Shower room
- No onward chain
- Walking distance to local amenities

Spacious One-Bedroom Retirement Apartment with South-Facing Balcony & No Onward Chain Located within a well-maintained retirement development, this bright and welcoming one-bedroom apartment is offered to the market with no onward chain.

Ideally positioned on the second floor, it benefits from a south-facing balcony overlooking the beautiful communal gardens, providing a peaceful outdoor space to enjoy the sunshine. The accommodation comprises: A welcoming entrance hall with a large built-in storage cupboard, a light-filled lounge with access to the balcony, a well-equipped kitchen, double bedroom featuring built-in wardrobes for convenient storage and a bathroom. Residents also have access to a range of communal facilities, including a spacious lounge and kitchenette available for use by guests and visitors—ideal for socialising or hosting family. This apartment offers an excellent opportunity for those seeking a low-maintenance, comfortable lifestyle in a friendly community setting. Early viewing is highly recommended.

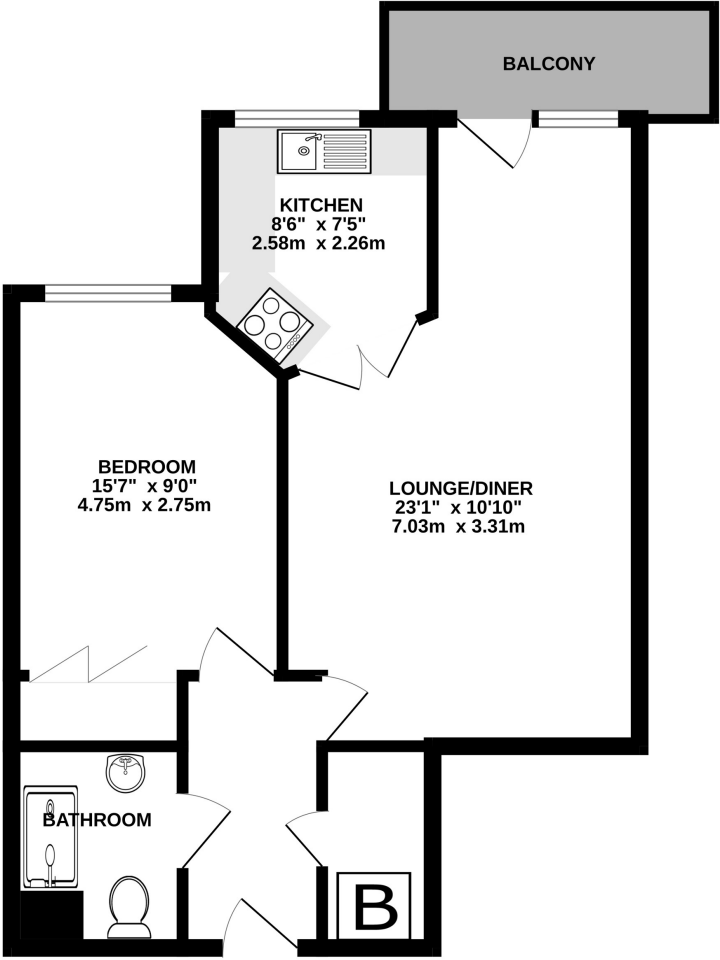




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

SECOND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 494 sq.ft. (45.9 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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