



Jago Court

Cricketts

2 Jago Court, Newbury, Berkshire. RG14 7DX.

£225,000 Leasehold

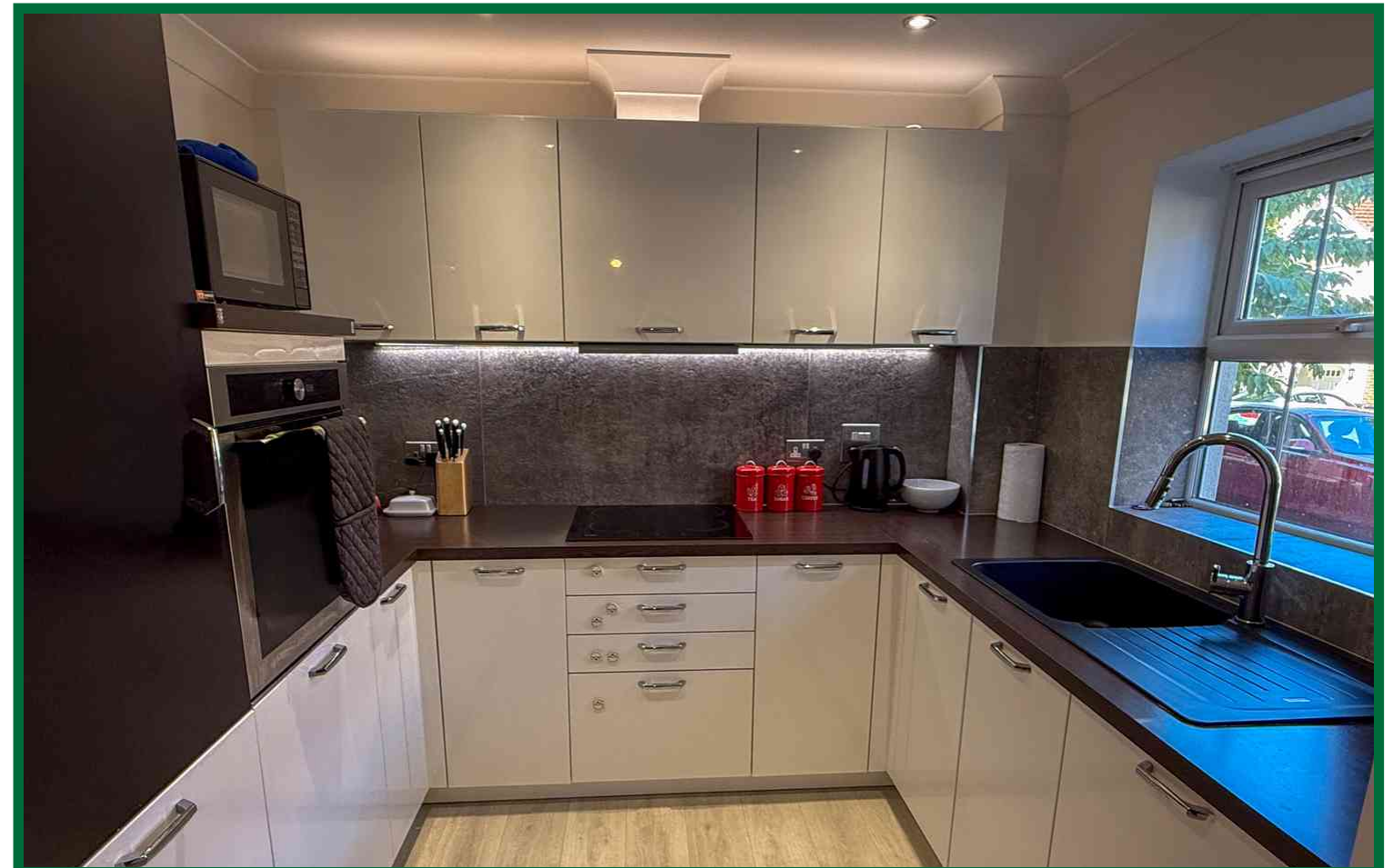


- Two bedrooms
- Two Bathrooms
- 106 years remaining on the lease
- Ground floor apartment
- Open plan lounge/ kitchen
- Designated parking
- Well maintained communal gardens
- Underfloor Heating Throughout
- £200 ground rent per annum
- £1160 maintenance charge per annum

Located within the sought-after Jago Court development, this beautifully presented ground floor apartment offers a rare combination of style, comfort, and practicality. Boasting two generously sized double bedrooms and two modern bathrooms, including a sleek en-suite, the property is ideal for professionals, couples, or downsizers seeking a high-quality home in a prime Newbury location.

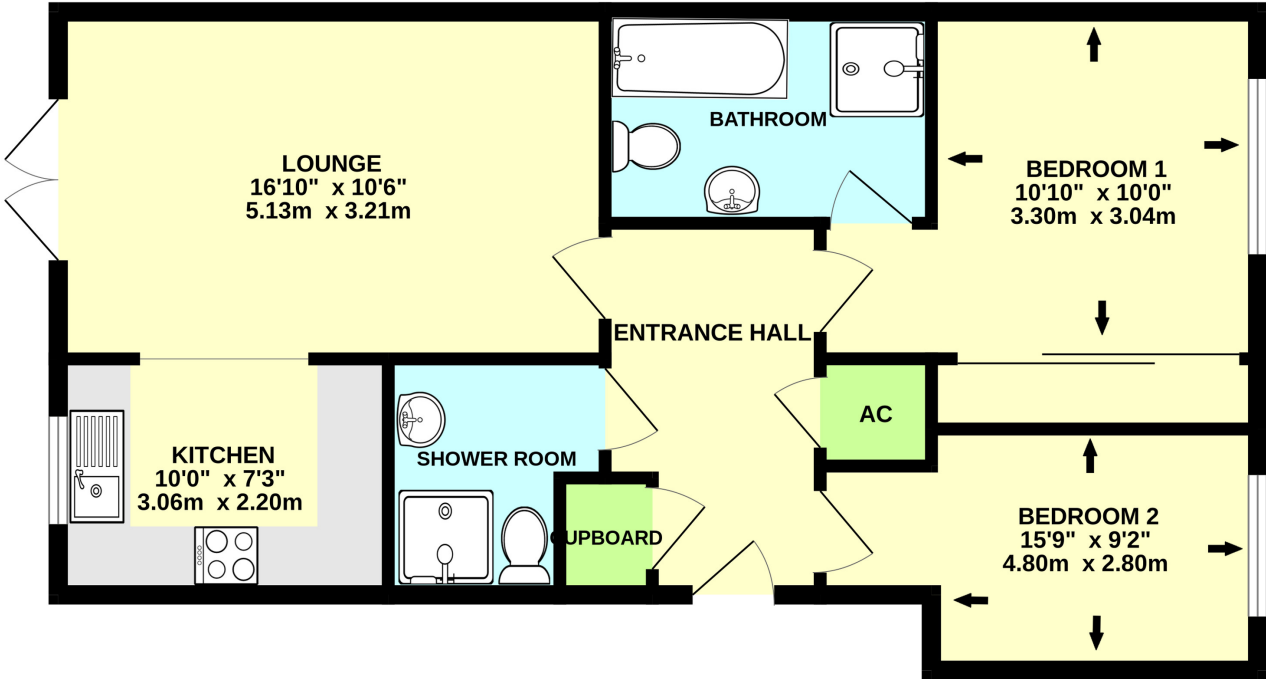
The interiors are enhanced by underfloor heating throughout, providing a warm and inviting atmosphere year-round. The heart of the home is a spacious open-plan living area, where French doors lead directly onto the communal gardens, creating a seamless connection between indoor and outdoor living. The contemporary kitchen is well-equipped with integrated appliances and ample storage, making it perfect for both everyday use and entertaining guests. Natural light floods the living space, highlighting the apartment's clean lines and tasteful finishes. Additional benefits include allocated parking, a secure entry system, and access to well-maintained communal areas.

Situated just a short distance from Newbury town centre and train station, the property enjoys excellent transport links to Reading and London Paddington, as well as proximity to local shops, restaurants, and green spaces. This apartment represents a fantastic opportunity to enjoy modern living in a peaceful yet connected setting.





GROUND FLOOR 677 sq.ft. (62.9 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	81
(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

TOTAL FLOOR AREA : 677 sq.ft. (62.9 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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