



West Street

Cricketts

West Street, Newbury, RG14 1EZ

£285,000



DESCRIPTION

A beautifully presented first-floor retirement apartment built by Charles Church to a very high standard in the heart of Newbury town centre, catering for the over 60's. Churchhill retirement developments are designed to provide a superior retirement lifestyle choice for an independent, safe, secure and fulfilled retirement.

TO EXPERIENCE THE AMBIENCE OF THIS WONDERFUL LIFESTYLE, AN INTERNAL VIEWING IS HIGHLY RECOMMENDED - NO ONWARD CHAIN

The accommodation comprises:- a communal entrance with a security intercom system, an elevator to access the upper floors, a Hallway, a lounge, a well-equipped kitchen, a double bedroom with a built-in wardrobe and a shower room. There is a furnished owner's lounge with French doors opening onto a patio area, a Furnished guest suite with a shower room, landscaped gardens, a cycle and buggy store, a Lodge manager and a 24-hour careline support system.

Avonbank Lodge has various functions throughout the year, which residents can participate in and socialise with their neighbours and enjoy the friendly community spirit. The owners lounge and coffee bar are open to all residents and family members.

- Well kept communal entrance hall
- Welcoming reception
- Communal lounge with doors leading onto the communal patio
- Elevator and stairs rising to all floors
- Entrance hall with security intercom
- Lounge
- Kitchen
- Double bedrooms with built in wardrobes
- Shower room
- Approx 118 years remaining on the lease
- £287.50 ground rent half yearly
- £1,182.61 maintenance charge half yearly
- Council tax band B
- Town centre location

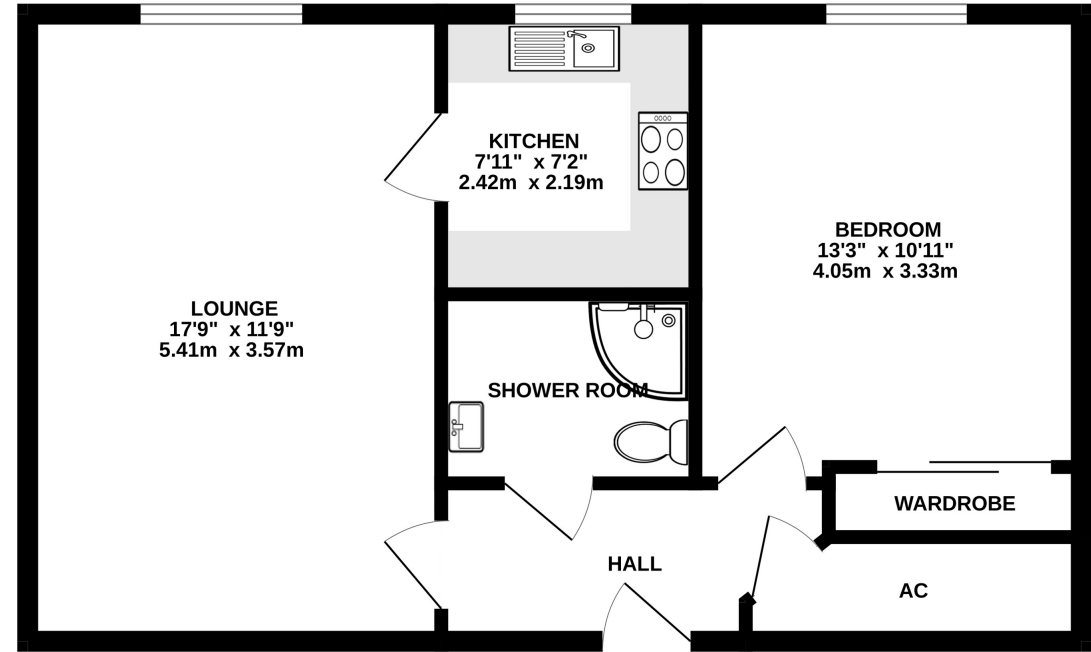
Directions

From the offices of Cricketts Estate Agents proceed west on Oxford Street to the first roundabout, at this roundabout turn left and proceed to the next roundabout and turn left again. Follow the road for about 1/4 of a mile and the property will be found on your 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.

GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 530 sq.ft. (49.2 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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