



Thornycroft Close

Cricketts

Doyen Court, Thornycroft Close, Newbury, Berkshire. RG14 5QG.

£195,000 Leasehold

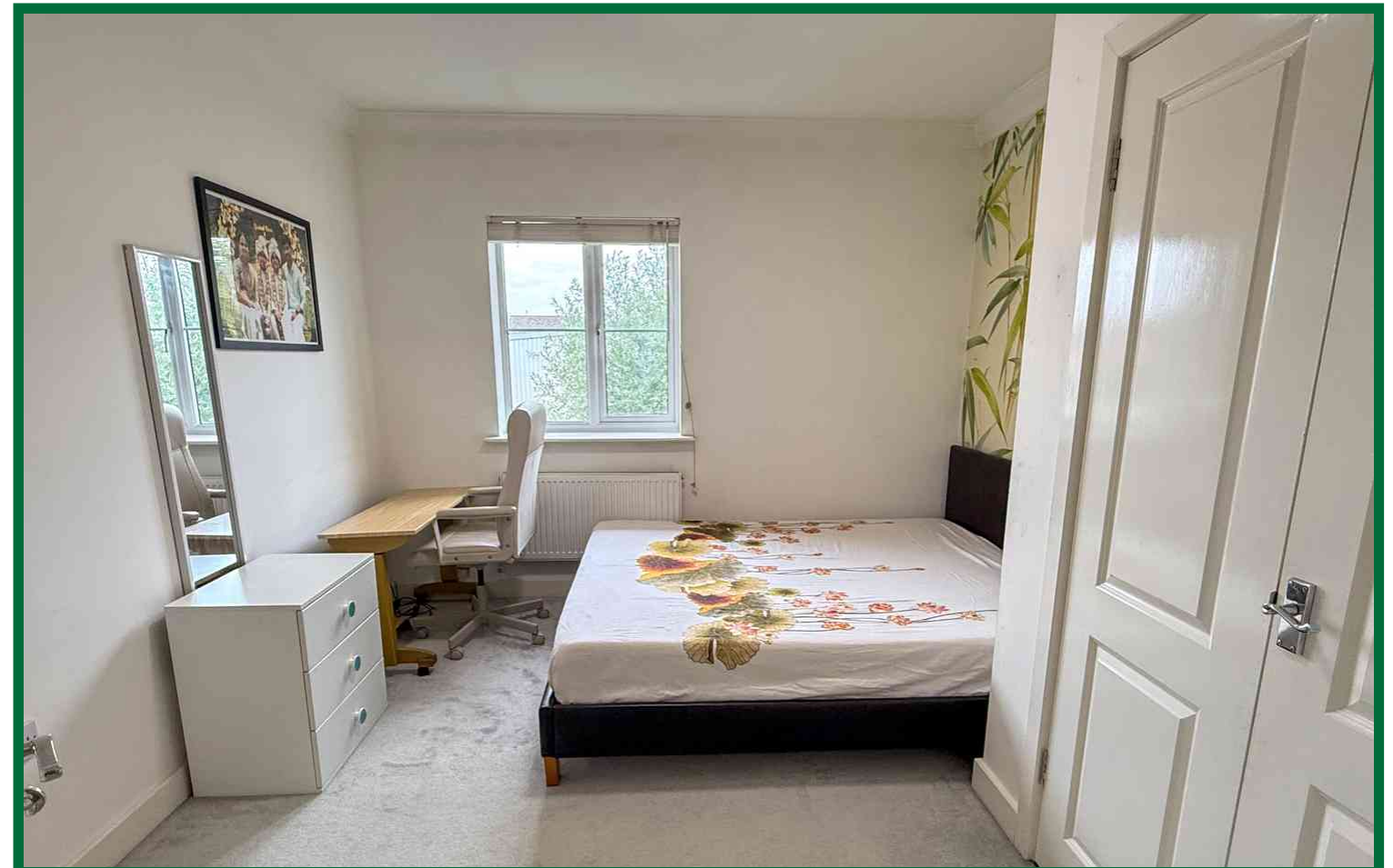


- Open plan kitchen
- Two bedrooms
- Two Bathrooms
- Gas central heating
- Leasehold Term 125 years from 01/01/2004
- Allocated Parking And Generous Visitor Parking
- Council tax band C
- Easy Access To Newbury Town Centre And Train Station

A beautifully presented two-bedroom, two-bathroom apartment located within the highly sought-after Doyen Court development in Newbury. This spacious and modern property offers a bright and airy open-plan living area, perfect for both relaxing and entertaining.

The apartment is well-equipped with gas central heating, ensuring comfort all year round. Both bedrooms are generously sized doubles, with the master bedroom featuring a convenient en-suite bathroom, providing added privacy and convenience. The second bathroom is easily accessible and finished to a high standard. Additional advantages include allocated parking for one vehicle, as well as plentiful visitor parking, making it ideal for guests or additional household vehicles.

The development itself is well-maintained, with attractive communal areas and secure entry, offering a peaceful and safe environment. Situated in a prime location, this property provides excellent access to Newbury town centre, with its wide range of shops, restaurants, and leisure facilities. Commuters will appreciate the close proximity to Newbury mainline train station, offering swift and easy connections to London and other major destinations. Local amenities such as supermarkets, schools, and parks are also nearby, enhancing the convenience of daily living.

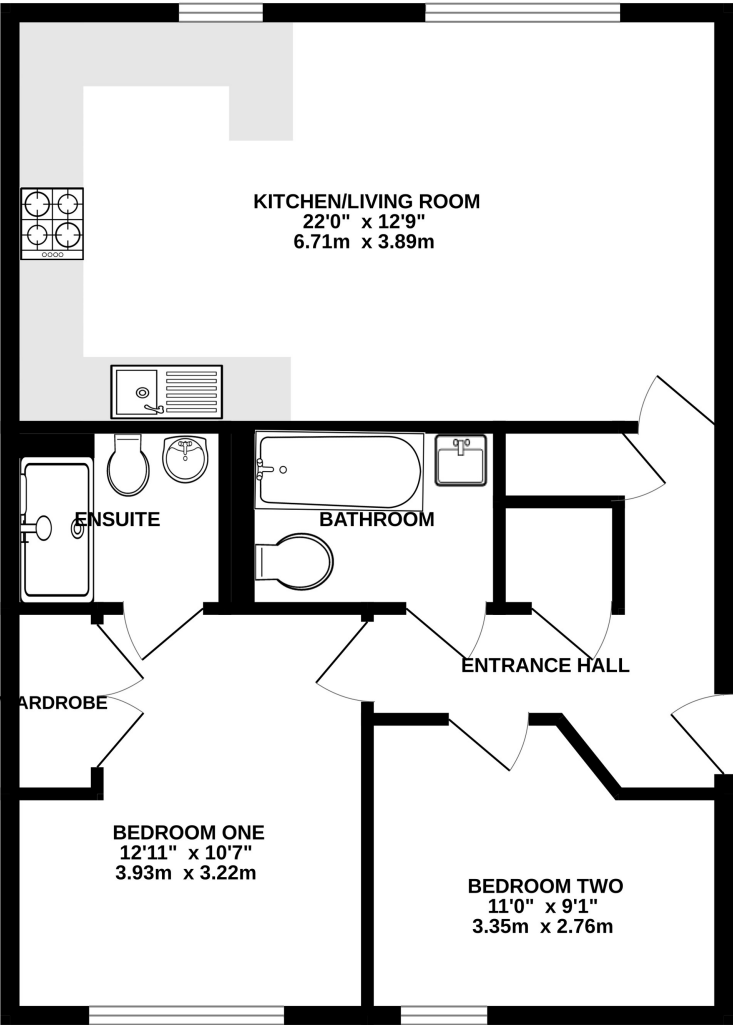




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 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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