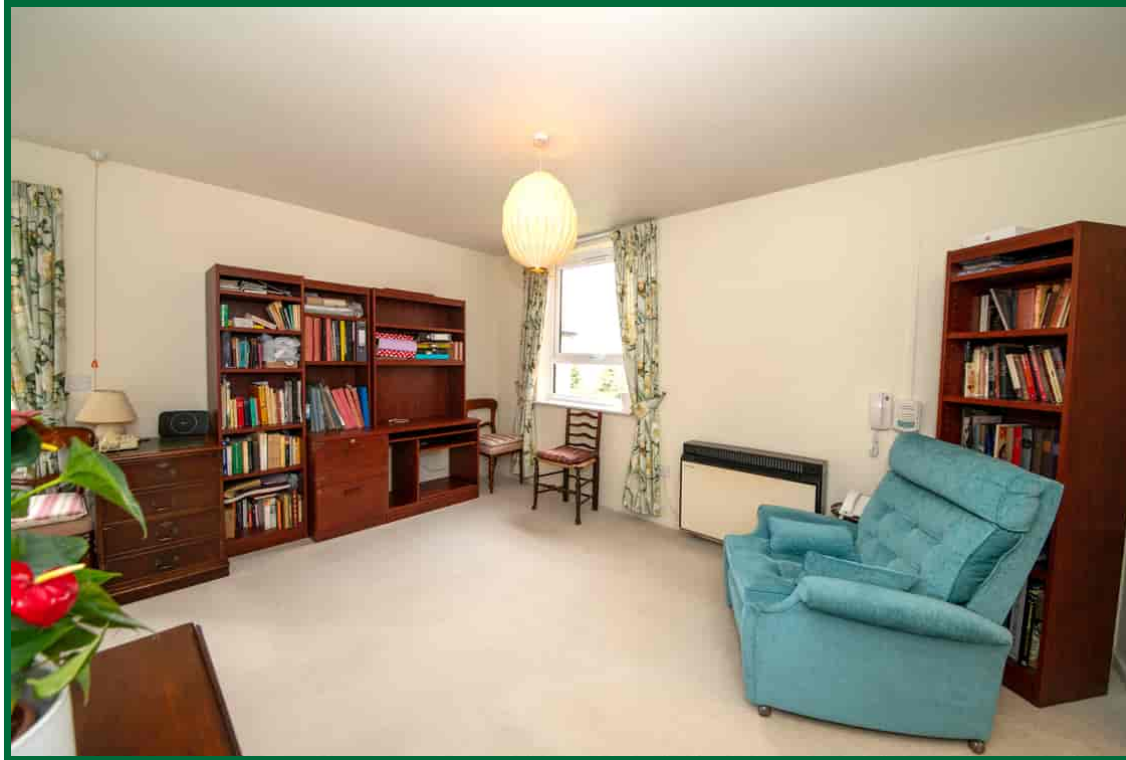




Ashridge Court

Cricketts














#### DESCRIPTION

First-Floor Retirement Apartment in Newbury – situated on the fringe of Newbury town centre, this well-presented apartment offers a convenient and secure living environment within walking distance of local amenities and the railway station.

The property is located within a purpose-built retirement complex, benefiting from a resident manager available on-site from 9 am to 5 pm as well as a 24-hour Careline system for added peace of mind.

Accessed via a stairwell or elevator, the apartment comprises: entrance hallway leading to a kitchen fitted with a range of cabinets and worksurface, spacious lounge/dining area/bedroom, offering flexibility in the layout. A separate bathroom with essential amenities. The apartment is equipped with emergency pull cords, providing extra reassurance for residents. This is an excellent opportunity for those seeking a comfortable and secure retirement home in a prime Newbury location. Residents benefit from a communal lounge, providing a friendly space to socialise, chat with neighbours, or enjoy board games and cards.

Additionally, for visiting friends or family, there is a guest apartment available to book in advance, ensuring a comfortable stay for visitors. This is an excellent opportunity for those seeking a well-connected and supportive retirement community in Newbury.

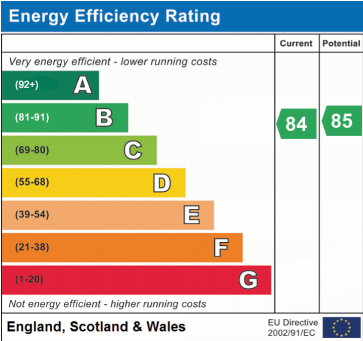
-  Retirement apartment
-  NO ONWARD CHAIN
-  Communal Entrance hall with elevator and stairs to all floors
-  Communal lounge and kitchen for all residents to use
-  Communal laundry room
-  The apartment:
-  Spacious open plan lounge/ bedroom
-  Kitchen
-  Bathroom
-  Approx £100 per annum ground rent
-  Approx £317 per month maintenance charge
-  Council tax band A
-  Residents parking area
-  Communal gardens for the residents of Ashridge Court to enjoy

Directions

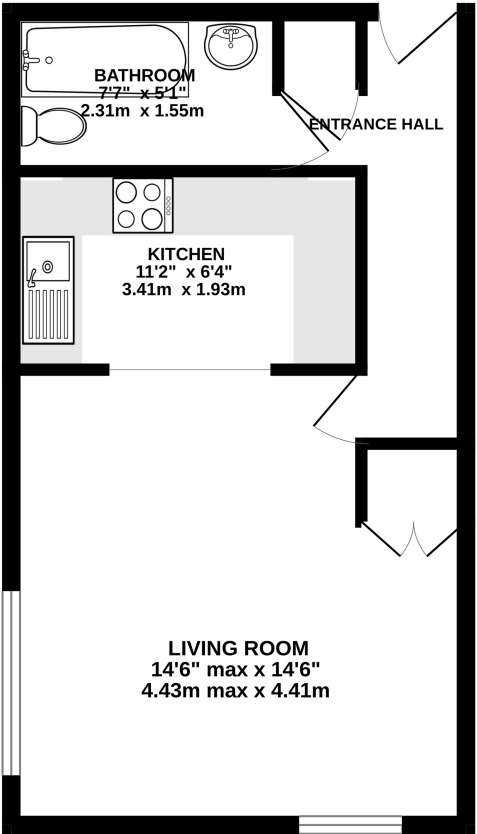
Proceed out of Newbury on the A339 and continue to the burger King roundabout and take the fourth exit back onto the A339 heading north and take the first left into Station Road and 1st left into Ashridge Court and the property will be found in the block of apartments on your right.

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. There are many areas of natural outstanding beauty perfect for leisurely walks and dog walking such as Snelsmore Common, Donnington Castle and the famous Greenham Common. 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.



FIRST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 377 sq.ft. (35.0 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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