



Western Avenue

Cricketts

Western Avenue, Newbury, RG14 1AR

£250,000



DESCRIPTION

Immaculately Presented Two-Bedroom Retirement Apartment – Moments from Town Centre & Waitrose. Located just a stone's throw from the vibrant town centre and the convenience of Waitrose, this prestigious first-floor retirement apartment offers a secure, peaceful, and sociable lifestyle for the over - 60s. Built to a high specification by renowned developers McCarthy & Stone in 2009, the property is part of a beautifully maintained retirement complex designed with security, community and comfort in mind.

This bright, spacious and South - facing apartment features two generous double bedrooms, a large bathroom with a separate shower cubicle, a welcoming hallway with a walk-in storage cupboard, and a bright lounge/dining room offering delightful views over a neighbouring playing field. Double doors lead through to a modern, fully fitted kitchen, perfect for preparing meals in a practical and light - filled space.

Residents benefit from excellent on-site facilities, including a friendly House Manager available Monday to Friday, and a 24/7 Careline system for complete peace of mind. All residents are provided with a pendant that connects directly to the Careline in the event of an emergency, and additionally the bathroom is fitted with an emergency pull cord. A warm sense of community thrives here, with a variety of optional social activities and events held throughout the year. The spacious communal lounge—with tea and coffee making facilities—is a perfect place to relax with neighbours, friends, or visiting family. A guest suite is also available to book at a nominal cost for overnight visitors.

Additional amenities include a laundry room with ironing facilities, elevators to all floors, a secluded communal garden with two lovely outdoor patio areas with seating—ideal for enjoying the fresh air and sunshine. This is a rare opportunity to enjoy independent living with the comfort of added support and a welcoming community, all in a prime and convenient location and close to the Strawberry Hill Medical Centre.

- Secure communal entrance
- Communal entrance lounge with kitchenette and toilet facilities
- Communal laundry room
- Elevator and stairs rising to all floors
- Apartment comprises:
- Entrance hall with security intercom
- Two double bedrooms
- Spacious lounge
- Kitchen
- Communal grounds for all residents to enjoy
- 109 years remaining on the lease
- Approx 889.90 per annum ground rent
- Approx £3599.64 per annum maintenance
- Council tax band D

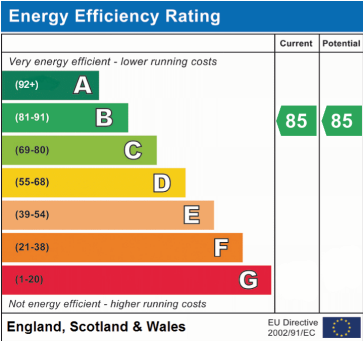
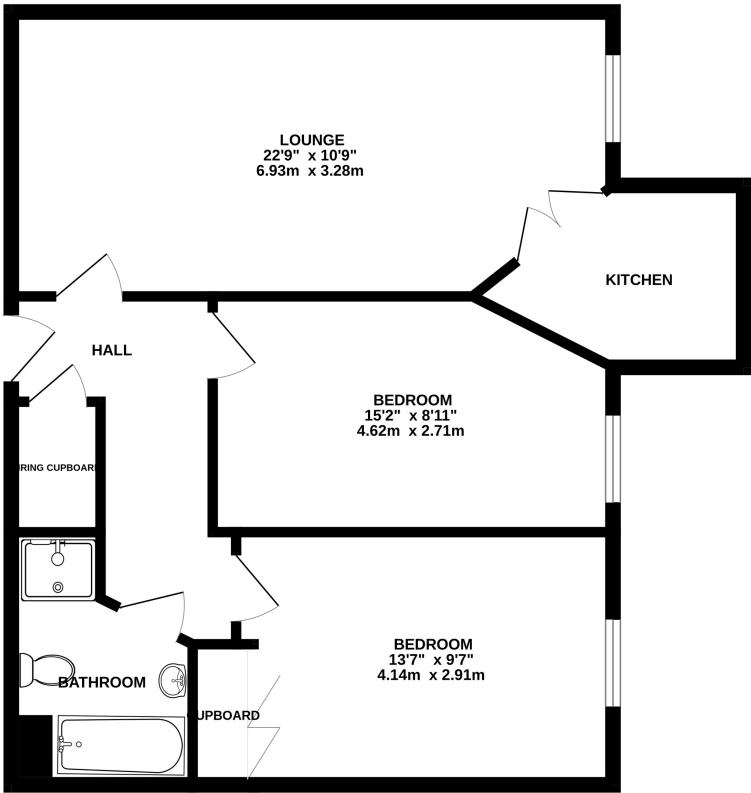
Directions

From the offices of Cricketts proceed on Oxford Road towards Waitrose. Take the second exit at the mini-roundabout and continue past Waitrose. At the roundabout take the first exit and then take the first turn on the left. The apartment will be found in a block on your left.

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.

GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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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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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