



Western Avenue

Cricketts

Western Avenue, Newbury, RG14 1AR

£145,000



#### DESCRIPTION

A prestigious and immaculately presented one bedroom ground floor retirement apartment which has been constructed by McCarthy Stone in 2009 to a very high specification. There is a house manager who is available Monday to Friday with a care line service available in the evenings and at the weekends in the case of an emergency.

**INTERNAL VIEWING IS HIGHLY RECOMMENDED - VACANT POSSESSION.**

The apartment is located on the ground floor and offers very light and airy accommodation comprising:- entrance hallway, lounge with door leading to the communal grounds, fitted kitchen with a fridge/freezer, AEG oven and hob with extractor fan. Also from the hallway there is a double bedroom with fitted wardrobes and a bathroom. Benedict Court offers a secure and comfortable environment allowing the residents to have an independent life style. There is a communal resident's lounge where one can enjoy various activities arranged by the residents e.g quiz afternoons and coffee mornings. There is a communal kitchen off of the lounge for the use of all the residents, laundry room and a guest suite for family and friends at a cost of £20.00 per evening. There is also an elevator affording access to the upper floors.

-  **Ground floor retirement apartment**
-  **Communal Lounge and kitchenette**
-  **Communal entrance hallway**
-  **Entrance hall with large storage cupboard**
-  **Living room with door leading to the communal grounds**
-  **Fitted kitchen**
-  **One double bedroom**
-  **Bathroom**
-  **South facing communal gardens**
-  **Council tax band B**
-  **Walking distance to local amenities**
-  **No onward chain**

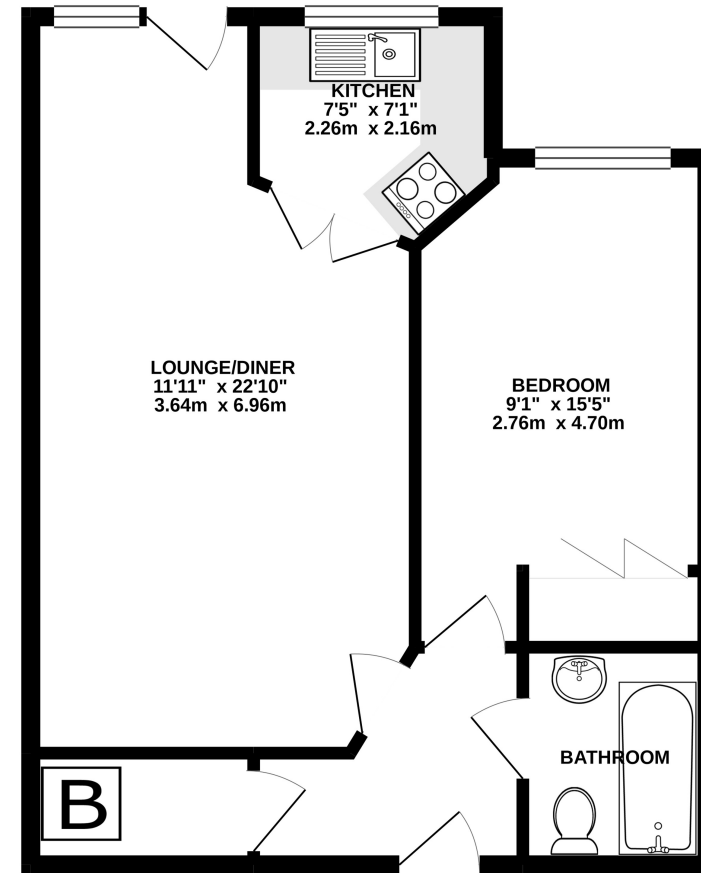
GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.

## 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 flat will be found in a block on your left.

## Local Information

Newbury offers the best of town and country living; being the principle 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.



TOTAL FLOOR AREA : 523 sq.ft. (48.6 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 errors, 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.



14 The Broadway Newbury Berkshire RG14 1BA

sales@cricketts.co.uk www.cricketts.co.uk T: 01635 43333

Registered in England

Registration No. 04637744

Vat No. 811609452

