

# PRICE REDUCTION



McCarthy & Stone  
RESALES

51 Benedict Court Western Avenue, Newbury, RG14 1AR  
Asking price £159,995 LEASEHOLD

For further details  
please call 0345 5564104



# 51 Benedict Court Western Avenue, Newbury, RG14 1AR

## A ONE BEDROOM RETIREMENT APARTMENT

Benedict Court was built by McCarthy and Stone a purpose built Retirement Living Development. Communal facilities include a fully equipped laundry room a lift to all floors and a mobility scooter store with charging points. There is a Homeowners lounge with doors leading to a patio surrounded by landscaped gardens. The door entry system ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with a call point in the bathroom. There is a House Manager on site and the development will link through to the 24 hour emergency call system for when they are off duty.

Inside your apartment there is a fully fitted kitchen, built-in oven and fitted fridge/freezer. Fitted and fully tiled bathroom with level access shower and heated towel rail.

It is a condition of purchase that all Residents must be over the age of 60 years.

### ENTRANCE HALL

Front door with spy hole leads to the entrance hall the 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk-in storage and airing cupboard. Doors lead to the bedroom, living room and bathroom.

### LIVING ROOM

A very well presented living/dining room. Two ceiling light points, power points. TV & telephone points, partially glazed double doors lead onto a separate kitchen.

### KITCHEN

Fully fitted modern style kitchen with fitted cupboard doors and co-ordinated work surfaces. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap. There is an integrated fridge and freezer and a fitted electric oven. There is also a fitted electric ceramic hob with extractor hood.

### BEDROOM

A double bedroom, built-in double wardrobe with sliding mirrored doors, TV and phone point, ceiling lights.

### BATHROOM

Bathroom, fully tiled walls, glazed shower cubicle, toilet, vanity unit with sink and mirror above, heated towel rail, separate wall mounted fan heater, emergency pull cord.

### SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds

- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service Charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

### LEASEHOLD

Lease 125 Years from 2009  
Ground Rent £425 p.a

### CAR PARKING PERMIT SCHEME SUBJECT TO AVAILABILITY

Parking is by allocated space, subject to availability. Please check with the House Manager on site for availability.









**Floor Plan**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 5564104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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