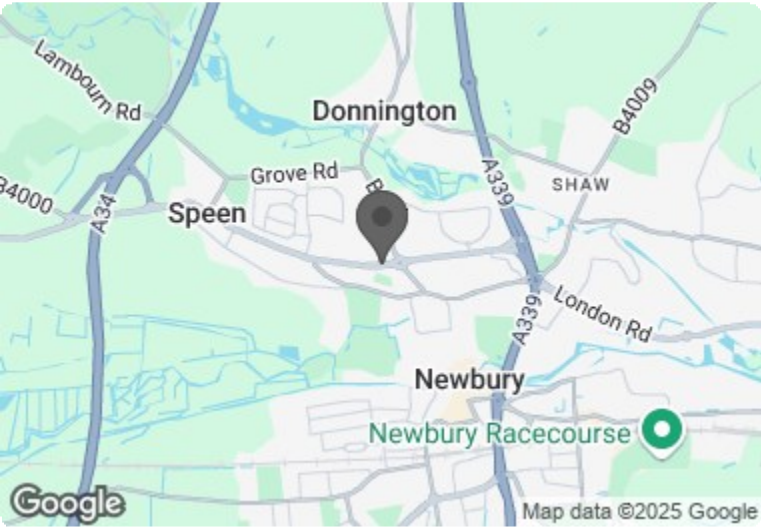


Council Tax Band: C



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

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### 3 Benedict Court

Western Avenue, Newbury, RG14 1AR

PRICE  
REDUCED



PRICE REDUCTION

Asking price £185,000 Leasehold

A SOUTHERLY FACING, bright and spacious ONE DOUBLE BEDROOM retirement apartment, boasting a desirable GROUND FLOOR position with direct PATIO & COMMUNAL GARDEN ACCESS from the Living Room.

Benedict Court benefits from a 24-hour emergency call system, a site manager and very well-maintained communal areas comprising a residents' lounge where SOCIAL EVENTS take place, laundry room, store for mobility scooters and a GUEST SUITE for visiting family & friends.

Call us on 0345 556 4104 to find out more.



# Benedict Court, Western Avenue, Newbury,

1 Bed | £185,000

PRICE  
REDUCED

### Development Overview

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. There is also a guest suite for when friends and family come to stay.

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

### Local Area

The development is close to the town centre with its mix of historic buildings and excellent range of high street shops and department stores. As well as numerous restaurants and cafes, there is a supermarket next door to the development. For those wishing to travel further afield, the town's railway station operates a mainline station to Reading and London.

### Entrance Hall

Front door with spy hole leads to the entrance

hall, where the 24 hour 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. All other doors lead to the bedroom, living room and shower room.

### Living Dining Room with Patio

A very well presented bright and spacious living/dining room, boasting direct access to a Southerly facing patio area and the communal gardens beyond. A modern feature electric fireplace acts as an attractive focal point in the room. Two ceiling light points, power points. TV & telephone points. Partially glazed double doors lead onto a separate kitchen.

### Kitchen

Modern kitchen with fitted wall and base units with complimentary work surfaces over. A stainless steel sink with chrome mixer tap and drainer unit sink below a window overlooking the communal gardens. Built in appliances include; integrated fridge and freezer, electric oven, and electric ceramic hob with extractor hood. Contemporary ceiling lights and wall mounted fan heater.

### Bedroom

A double bedroom of good proportions, with built-in mirrored bi-folding door wardrobe,. Window overlooking the gardens, TV & phone point, and ceiling light.

### Shower Room

Extensively tiled shower room comprising of; glazed shower cubicle with grab rail, WC, vanity

unit with sink and mirror above, heated towel rail, separate wall mounted fan heater and emergency pull cord.

### Service Charge (Breakdown)

- 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 is £2399.78 for the financial year ending 31/03/2026.

The Service Charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

### Lease Information

Lease length: 125 years from 1st Jan 2009  
Ground rent: £763.21 per annum  
Ground rent review: 1st Jan 2039

### Car Parking

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

### Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

