

18 Benedict Court

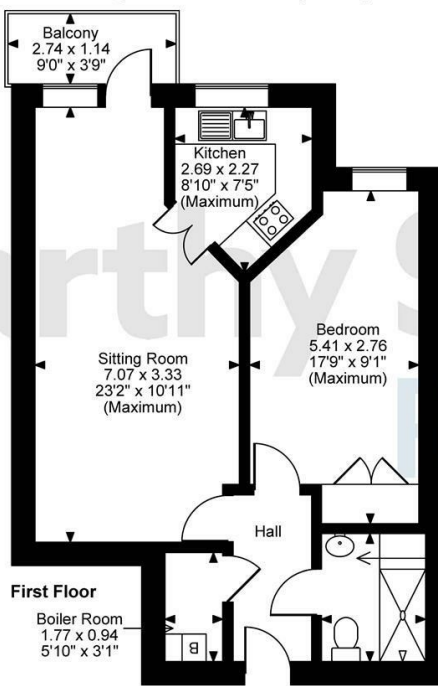
Western Avenue, Newbury, RG14 1AR



Asking price £195,000 Leasehold

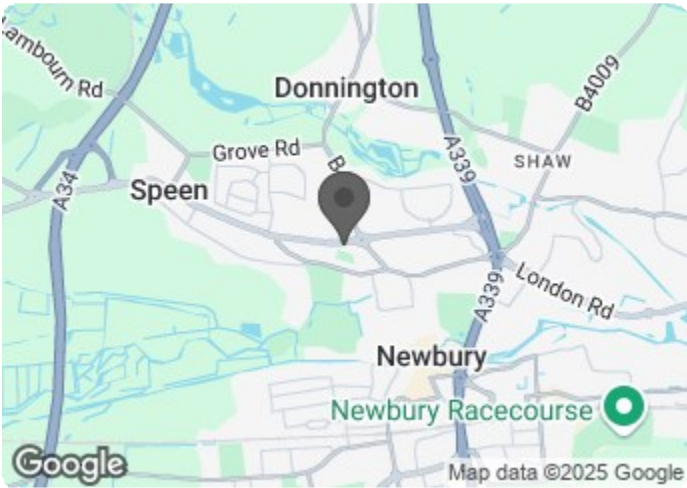
BRIGHT & AIRY one bedroom Retirement Living apartment situated on the first floor featuring a SUNNY BALCONY overlooking the gardens.

Benedict Court, Flat , Western Avenue, Newbury
Approximate Gross Internal Area
540 Sq Ft/50 Sq M
Balcony external area = 34 Sq Ft/3 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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Benedict Court, Western Avenue, Newbury, RG14 1AR

Benedict Court

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. 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 with a patio door leading out to a sunny balcony overlooking the gardens. Two ceiling light points, power points. TV & telephone points, partially double glazed doors lead onto a separate kitchen.



Kitchen

Fitted kitchen with 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

Fully tiled walls, WC, vanity unit with sink and mirror above, heated towel rail, emergency pull cord.

Service Charge (RL)

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or



1 bed | £195,000

TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £2,399.76 per annum (up to financial year end 28/02/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease Information

Lease 125 Years from the 1st January 2009

Ground Rent £763 per annum

Ground Rent Review Date: Jan-39

Parking

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

