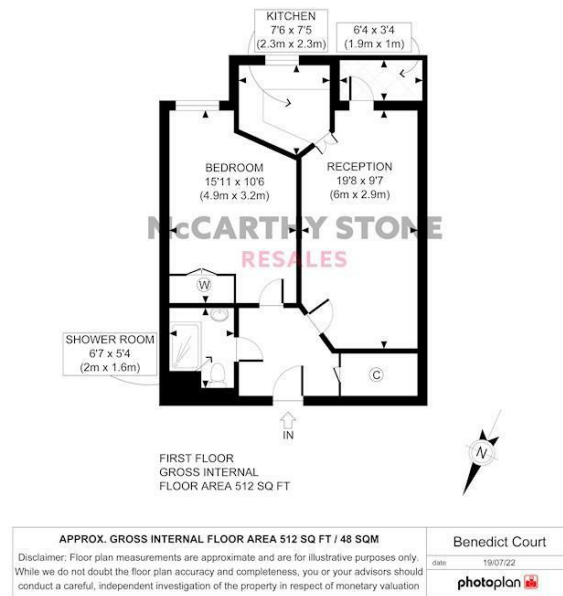
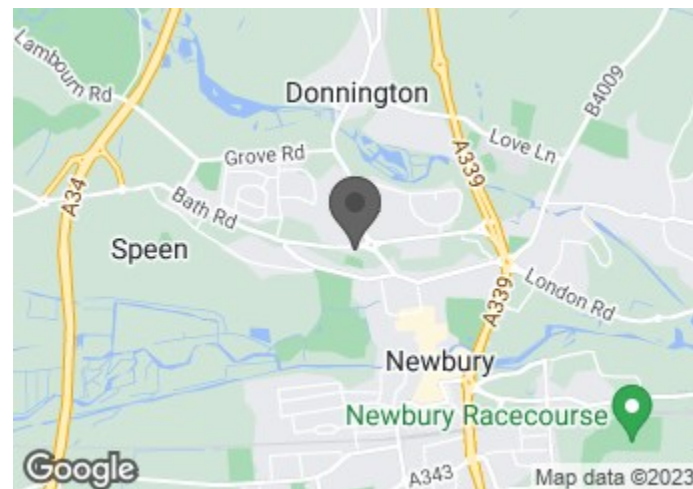


# McCARTHY STONE RESALES

**33 BENEDICT COURT**  
WESTERN AVENUE, NEWBURY, RG14 1AR



## 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>	<b>82</b>	<b>84</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		

# McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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.



This is a bright and spacious redecorated one bedroom first floor apartment with balcony and new carpets and light fittings included in the sale - **VIEWING RECOMMENDED.**

**ASKING PRICE £179,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# BENEDICT COURT, WESTERN AVENUE, NEWBURY, BERKSHIRE, RG14 1AR

1 BED | £179,000

## SUMMARY

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 hallway. 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.

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.

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 large

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/DINING ROOM WITH PATIO DOOR TO BALCONY

A very well presented bright and spacious living/dining room with a double glazed opening door leading onto a beautiful balcony. Two ceiling light points, power points. TV & telephone points, partially glazed double doors lead onto a separate kitchen.

## KITCHEN

Modern style kitchen with fitted cupboard doors and co-ordinated work surfaces. Contemporary ceiling lights. Wall mounted fan heater. Stainless steel sink with chrome mixer tap. There is an integrated fridge and freezer and a fitted electric oven and hob with extractor hood.

## BEDROOM

A double bedroom of good proportions, built-in double wardrobe, TV and phone point, ceiling lights.

## BATHROOM

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

Service charge: £1,825.08 per annum (for financial year ending 31/03/2023)

## LEASE INFORMATION

Lease length: 125 years from 2009

Ground rent: £425 pa

Ground rent review date: January 2024

## CAR PARKING

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

