

HILLIER & WILSON



Benedict Court
Western Avenue, Newbury

Benedict Court Western Avenue Newbury Berks RG14 1AR

A well-presented ground floor retirement apartment for the over 55's, built in 2009 and ideally located close to Newbury town centre and Waitrose superstore. The accommodation comprises hallway, sitting/dining room with doors onto the south facing communal gardens, kitchen, two double bedrooms and a bathroom with separate shower cubicle and bath. The development is well maintained and benefits from communal sitting room, well equipped laundry room and, if required, a guest suite. There is also a non-resident house manager, emergency alarm system and covered storage area for mobility scooters complete with charging points. Outside are well kept gardens with a seating area for residents. The apartment is conveniently located just to the north of Newbury town centre within walking distance of the Parkway shopping development. NO ONWARD CHAIN.

Services:

Mains services are connected.
(Except gas)
(Service charges apply)

EPC:

Full results of Energy Performance Certificate can be sent on request.

Council Tax:



Band D

Viewing:

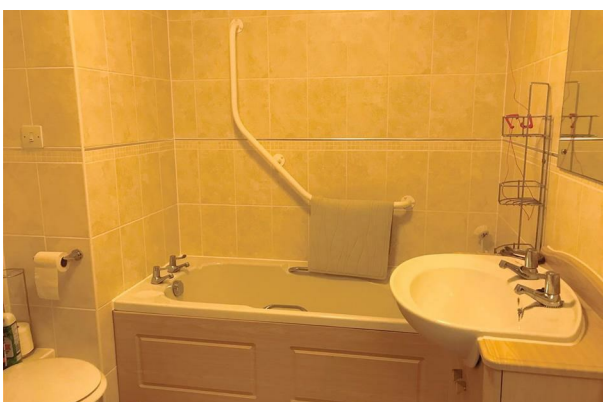
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions

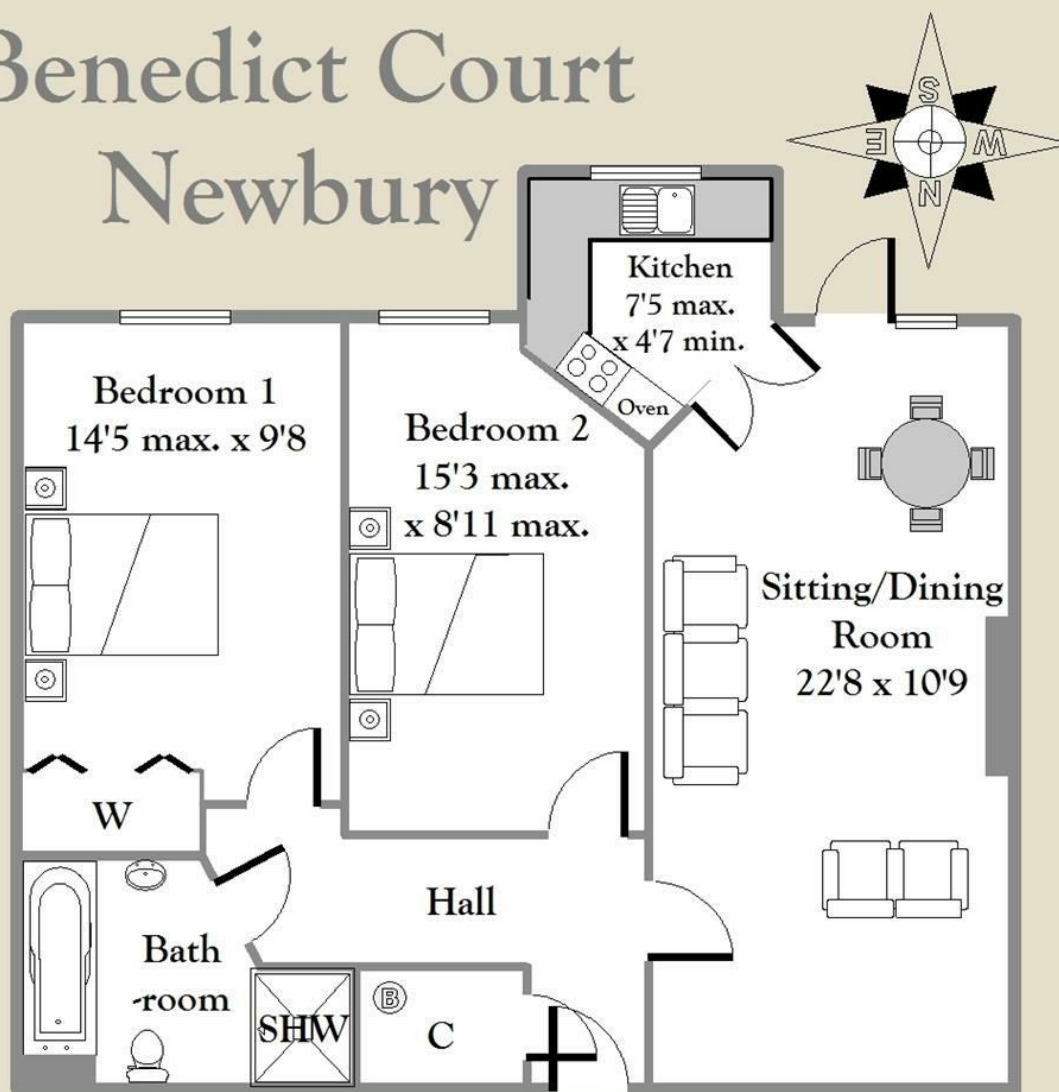
From the offices of Hillier & Wilson proceed south towards the St. Johns roundabout and then turn left into St. Johns Road. At the next roundabout turn left onto the A339 heading northbound. At the Robinhood roundabout take the A4 in the direction of Hungerford. At the roundabout by Waitrose take the second exit onto Western Avenue then first left and Benedict Court can be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 		





Benedict Court Newbury



APPROX.GROSS INTERNAL FLOOR AREA 715 sq.ft.
For identification only - Not to scale - Hillier & Wilson LTD.

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE

Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

