



**FLAT 28 JAGO COURT**

Guide Price £219,950

**Carter Jonas**



## FLAT 28 JAGO COURT NEWBURY RG14 7DX

- Newbury town and mainline station 1 mile
- M4 (J13) and A34 3 miles

Entrance hall with extensive storage space · Security entry phone system · Spacious open plan living room and kitchen with patio doors accessing gardens from the living area · Well finished kitchen with built in appliances · Principal bedroom with wardrobe and access to the bathroom with bath and separate shower · 2nd double bedroom with built in wardrobe · Spacious bathroom · Double glazing · Under floor heating · New carpets and curtains throughout · Landscaped communal gardens · Allocated parking · Electric charging on site · Good access to Newbury town centre, A34 and M4 · Energy Rating C

### SITUATION

Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

### DESCRIPTION

Situated within a smart development of apartments and houses constructed by Berkeley Homes, who have a reputation for building to a very high standard. This property is located on the ground floor and offers a highly sought after specification and design. There is an impressive entrance hall with airing/cloak cupboard and an additional built in storage cupboard with plumbing and space for a washing machine and dryer.

**A BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT WITH AN EXCELLENT DESIGN INCLUDING A SPACIOUS OPEN PLAN LIVING ROOM AND KITCHEN, 2 DOUBLE BEDROOMS AND BATHROOM WITH BEDROOM ACCESS AND ALLOCATED PARKING. AVAILABLE CHAIN FREE.**



The entrance hall leads through the apartment to a spacious open plan living room and kitchen finished to a high standard with integrated oven and hob, fridge, freezer and dishwasher. This area also benefits from patio doors from the living room giving access to an attractive area of south facing communal gardens, a lovely area to sit out and enjoy. The principal bedroom provides a built in wardrobe and gives access to the impressive bathroom with bath and separate shower. The second bedroom is also a comfortable double room with additional wardrobe space.

### OUTSIDE

The property is situated within very well maintained grounds which include communal gardens with lawns and a variety of well stocked planting areas. This property has the rare benefit of patio doors from the living room giving access to these gardens providing the owner direct access to outside space. The parking bay for this property is located close by and electric charging is available on site.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold 125 years from 2006. Ground Rent £200 per annum. Service Charge £1,160 per annum

**Services:** All mains services connected, under floor electric heating

**Local Authority:** West Berkshire Council - 01635 551111

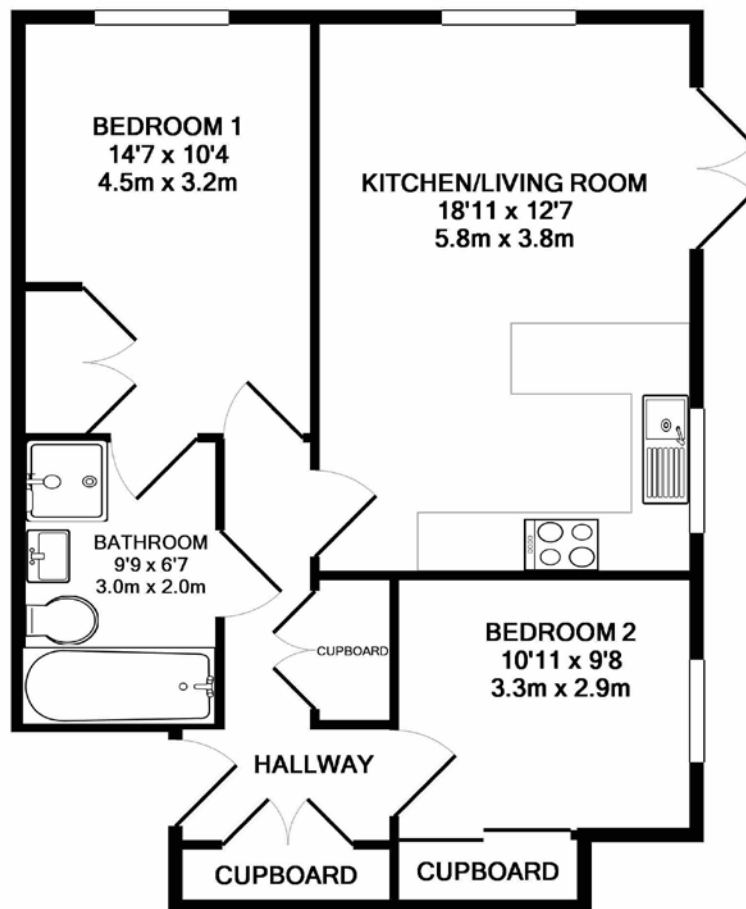
**Council Tax:** Band C

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG14 7DX







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Offices throughout the UK



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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