



**20 BEECH COURT**  
£209,950

**Carter Jonas**



## **20 BEECH COURT VICTORIA GARDENS NEWBURY RG14 1EY**

– Newbury town centre and mainline railway station within an easy walk, with trains to London Paddington in less than an hour  
– Excellent road links via the close junction of the A34 and M4 motorway

Communal hallway · stairs to second floor · entrance hall into the apartment · good size sitting/dining room · separate kitchen · principal double bedroom · second bedroom · newly refitted bathroom · garden · private residents parking and visitor parking spaces · Energy Rating C

### **SITUATION**

Beech Court is situated in a residential development called Victoria Gardens which comprises of three small blocks of apartments. It is located in the centre of Newbury so in a very convenient position. 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).

**A TWO-BEDROOM SECOND FLOOR APARTMENT IN A WELL-MANAGED ESTABLISHED DEVELOPMENT CLOSE TO VICTORIA PARK IN THE CENTRE OF NEWBURY AND WITHIN AN EASY WALK TO THE TOWN CENTRE AND MAINLINE RAILWAY STATION, PRIVATE PARKING WITH NO ONWARD CHAIN.**



## DESCRIPTION

20 Beech Court is a second floor two bedroom apartment that is now vacant and for sale with no onward chain. Beech Court, and the other flats within Victoria Gardens, are well-managed and the property benefits from owning a share of the freehold. On entering the building, there is a communal hallway, with stairs leading to the second floor where there is the entrance to the apartment. On entering the property there is a hallway which leads to a good-sized sitting/dining room with two windows allowing plenty of light. Just off from the sitting room is a kitchen with built-in oven and hob, and also including a freestanding washing/drying machine and a fridge freezer. The property offers a good-sized main bedroom, again with two windows allowing plenty of light, a second bedroom which is ideal as a home office and a smart newly refitted bathroom with a shower over the bath.

## OUTSIDE

There are gardens for all residents to enjoy, and private parking with one space for 20 Beech Court but there is always ample parking for visitors as well.

NB – please note that the owner of this property is connected to a Partner of Carter Jonas

## ADDITIONAL INFORMATION

**Tenure:** Share of Freehold. Lease extension was granted on 25th March 2011 until 24th March 2983. Ground rent is £100 per annum. Service charge is £1,329.60 per annum

**Services:** Mains water, electricity and drainage, electric heating via newly installed electric radiator panels offering a more efficient and less expensive form of heating

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

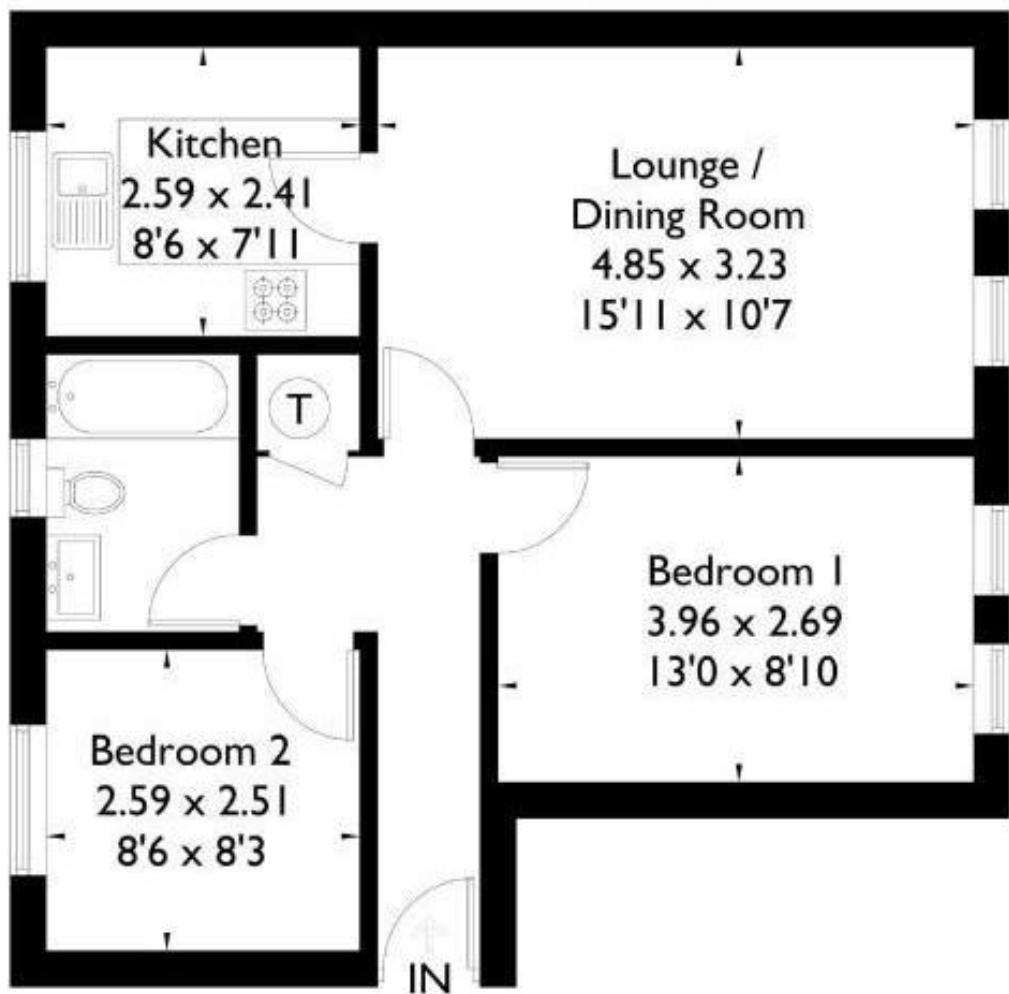
**Council Tax:** Band C

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

**Directions:** Please use post code RG14 1EY



Approximate Gross Internal Area  
52.0 sq m / 560 sq ft



Job Ref: 159893

Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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