



FLAT 5 WOODRIDGE HOUSE

Guide Price £475,000

Carter Jonas

FLAT 5 WOODRIDGE HOUSE WOODRIDGE NEWBURY RG14 6GN

- Newbury town centre, and all the facilities including the mainline station less than 1 mile

Smart and well maintained communal hallway · entrance hall to the apartment with large store cupboard · large sitting/dining room with balcony overlooking the garden · kitchen/diner · principal bedroom with ensuite and wardrobes on the top floor which is also perfect for guests · second bedroom with ensuite bathroom and wardrobes · third bedroom/study · brick built single garage · lockable lower ground floor private store room · allocated parking spaces · visitor parking · use of well-maintained communal gardens · highly desirable location on the south side of the town · Council Tax Band E · Energy Rating C

SITUATION

Woodridge is a leafy road situated just off the Andover Road on the south side of Newbury. The road has an attractive variety of properties and Woodridge House is a small, and very well maintained, block of apartments. 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).

POSSIBLY ONE OF THE BEST 3 BEDROOM DUPLEX APARTMENTS IN NEWBURY SITUATED IN A QUIET YET ACCESSIBLE LOCATION ON THE SOUTH SIDE OF THE TOWN PROVIDING GOOD SIZED ROOMS THROUGHOUT AND WITH THE ADVANTAGE OF A SINGLE GARAGE, BASEMENT STORE ROOM, A PRIVATE BALCONY WITH DELIGHTFUL VIEWS AND WONDERFUL COMMUNAL GARDENS.



DESCRIPTION

Flat 5 Woodridge House was built by Thames Vale Homes to a very high specification and is ideal for buyers looking for a very spacious apartment with the privacy and security of living in a well-maintained small development. The advantage of the property is that it offers very good-sized rooms so is ideal for a buyer looking to downsize as the accommodation offers much more space than other apartments within the town. Not only would it make an ideal permanent home it could be perfect for someone looking for a secure UK base. Traditionally built with concrete flooring to restrict noise between apartments there is also a very useful basement storeroom which is accessed from an internal lobby or from the garden. It is also unusual that the property has the benefit of a brick-built garage as well as the allocated parking space and visitor parking.

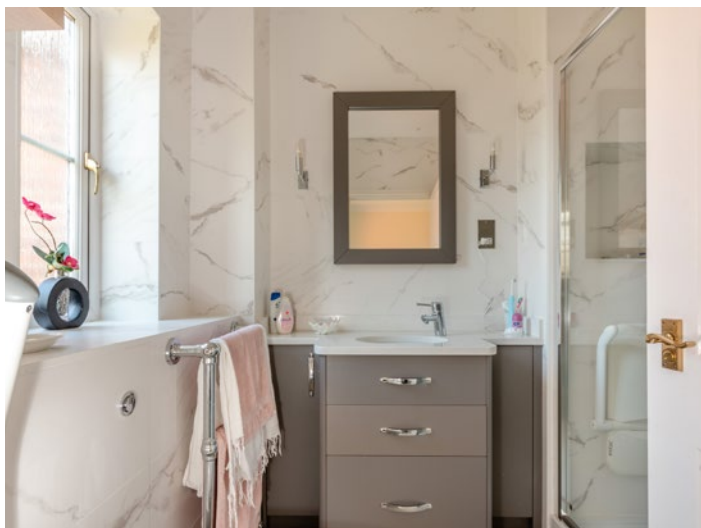
ADDITIONAL INFORMATION

Tenure: Leasehold - 999 years from 2001. Each apartment owner has an equal share of the freehold of the property. There is a Service/Maintenance charge of approximately £2,700 which covers all external maintenance, maintenance of the communal hallways and cleaning, building insurance and the upkeep of the drive and gardens. The Management Company has built up reserves over the years.

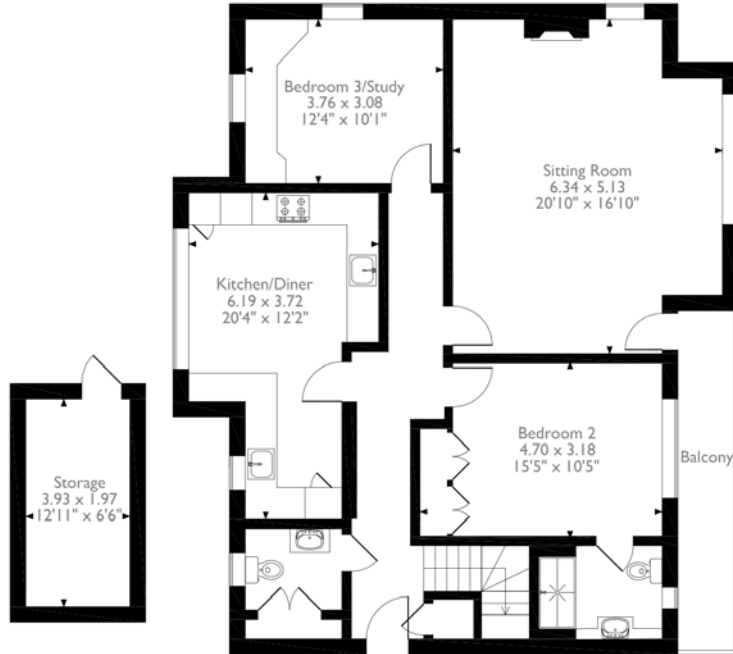
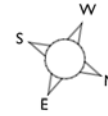
Services: All mains services connected, gas fired central heating

Local Authority: West Berkshire Council - 01635 551111

Council Tax: Band E



Flat 5, Woodridge House, Woodridge, Newbury
 Approximate Gross Internal Area
 Main House = 149 Sq M/1604 Sq Ft
 Storage = 8 Sq M/86 Sq Ft
 Total = 157 Sq M/1690 Sq Ft



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Offices throughout the UK



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