



FLAT 4 TRINITY COURT
£230,000

Carter Jonas

FLAT 4 TRINITY COURT ST. MICHAELS ROAD NEWBURY RG14 5LR

- Newbury town within walking distance
- Main line station in easy walking distance – trains to London Paddington in under 1 hour
- M4 (J13) 3 miles

Communal entrance hall with entry phone system · large entrance hall · spacious living room · separate kitchen with integrated appliances · main bedroom with en suite shower room · second bedroom · bathroom · double-glazing · private parking space · no ongoing chain · 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

Flat 4 Trinity Court is situated in a very central location on the south side of the town. The front door leads to an entrance hall and through to a large living room with ample space for sitting and dining areas. To one side is a fitted modern separate kitchen. There are 2 bedrooms, including a master bedroom with en suite shower room. The accommodation is completed by a main bathroom.

A SPACIOUS FIRST FLOOR APARTMENT WITH 2 BEDROOMS AND 2 BATHROOMS CONVENIENTLY LOCATED IN THIS MODERN TOWN CENTRE DEVELOPMENT WITH PRIVATE PARKING AND NO ONGOING CHAIN.



OUTSIDE

There is a parking area with private parking space for this apartment.

ADDITIONAL INFORMATION

Tenure: Share of Freehold. Freehold Lease 999 years

Service Charge - £1,651.21 per annum

Services: Mains electricity, water and drainage, gas fired central heating

Local Authority: West Berkshire Council - 01635 551111

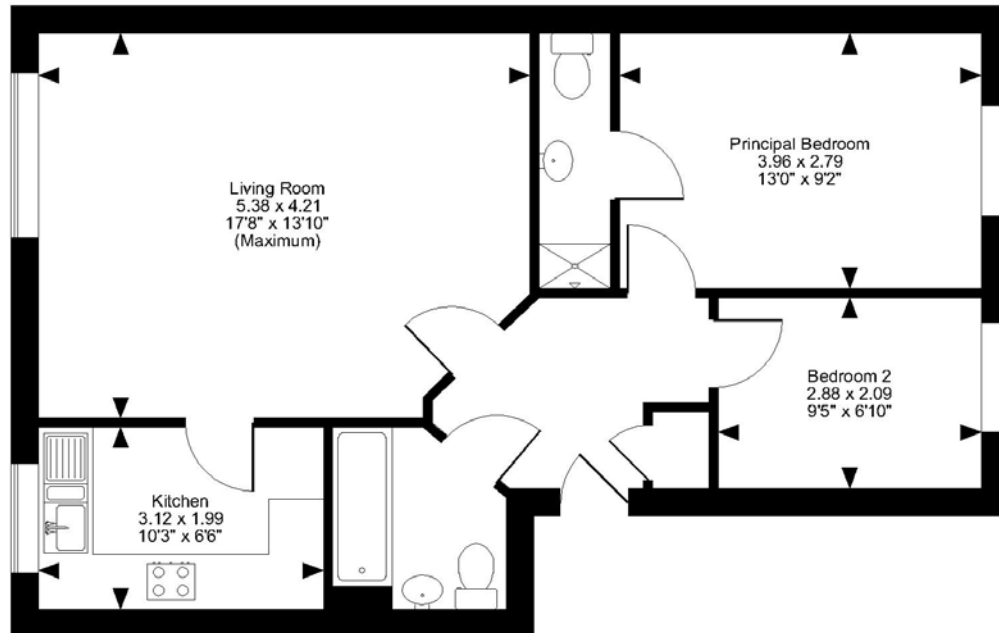
Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG14 5LR



Trinity Court, St. Michaels Road, Newbury
Approximate Gross Internal Area
626 sq ft / 58 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8500469/SS



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.