



LEASEHOLD GUIDE PRICE

£230,000

7 McKenzie Court

Newbury RG14 1TZ



A modern, top floor apartment in a quiet development within close proximity to the town centre and nearby schools, benefitting from a private balcony, allocated parking and communal gardens.

- Modern open plan living
- Two bedrooms
- En-suite and a further bathroom
- Fully integrated kitchen
- Own private balcony
- Allocated parking
- Communal gardens
- Close to town and nearby schools



SITUATION

Situated in a popular development in the Donnington area of Newbury. As well as being home to Newbury Racecourse, the town itself offers a comprehensive range of shopping, leisure and educational facilities, in addition boasting a large park just minutes away from the town centre, Victoria Park, which is next to the canal with an impressive open space and excellent sport facilities. Newbury is the headquarters of Vodafone UK and offers a railway station on the direct line to London Paddington (fast train to Paddington has an approx. travel time of 41 minutes). There are also excellent road links via the A34 and M4 motorway, a convenient commute for those working in Reading, Oxford and Southampton.

DESCRIPTION

The apartment is on the top floor and comprises an entrance hall, a master bedroom with en-suite shower, a further bedroom and a family bathroom. There is an open plan living/dining area with double doors leading to a private balcony. The kitchen is off the dining area and is fully integrated with ample storage space.





OUTSIDE

There are landscaped, communal gardens including a large lawn with a children's play area. The property also benefits from an allocated parking space to the rear and visitor parking.

SERVICES & MATERIAL INFORMATION

All mains services are connected, except for gas.

Council tax band: C

Energy efficiency rating: C

Length of lease (years remaining): 104 years from date of listing

Annual ground rent amount: £125.00

Ground rent review period: Annual

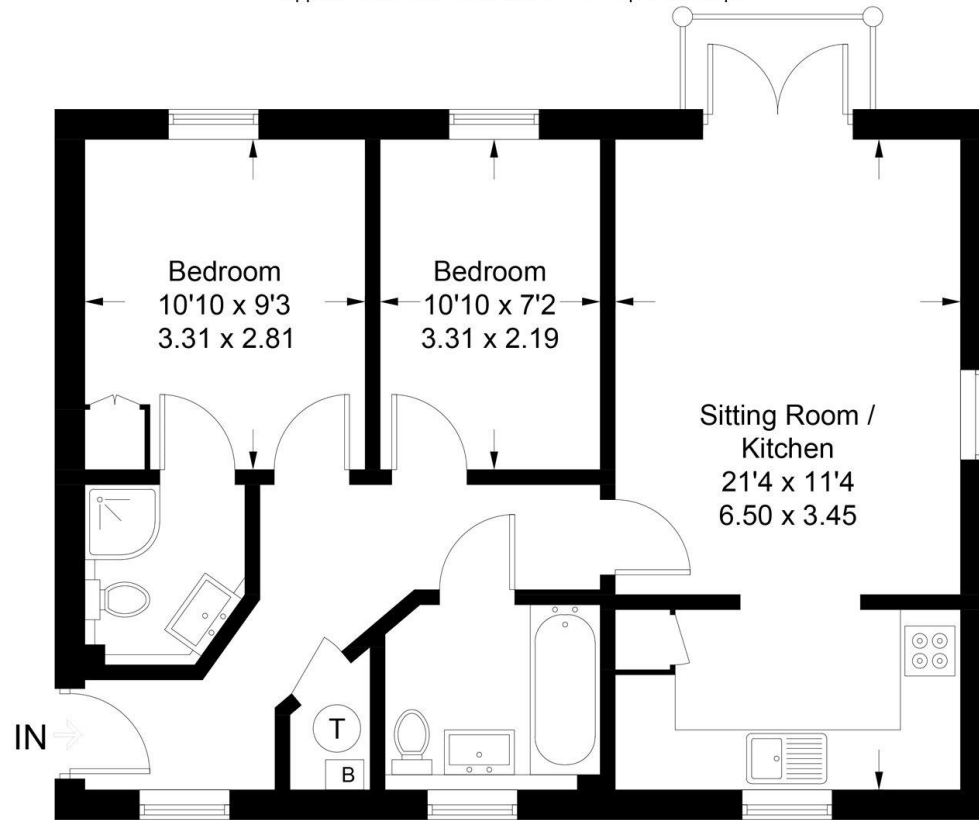
Annual service charge amount: £1,652

Service charge review period: Annual



7 McKenzie Court

Approximate Gross Internal Area = 57 sq m / 613 sq ft



Second Floor



DIRECTIONS

From the Robin Hood roundabout take the left lane, A4/B4009 to Hungerford/Thatcham, then take a slight left onto Western Avenue. At the roundabout, take the 3rd exit onto Oxford Road/B4494, turn left onto Old College Road, bear left and turn left onto Ormonde Gardens, where McKenzie Court will be on the left.



Jones Robinson
118 Bartholomew Street
Newbury
RG14 5DT

01635 35010
sales@jonesrobinson.co.uk
www.jonesrobinson.co.uk

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