



LEASEHOLD GUIDE PRICE

**£325,000**

**12 Telford Court**

Newbury RG14 1TF





**A beautifully presented, top floor, luxury apartment enjoying a private balcony space, situated within walking distance to the town centre.**  
**Benefits include a lift, and gated parking for one vehicle.**

- Lift access
- Private west-facing balcony
- Show home condition
- High ceilings throughout
- Triple aspect living/dining room
- Master suite with en-suite shower room
- Secure entry system
- Gated parking for one vehicle
- Walking distance to town centre
- Moments stroll from Waitrose



## SITUATION

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

This beautifully presented, two-bedroom, top floor luxury apartment is the ex-show home and has been lovingly maintained by the current vendor. This apartment enjoys high ceilings and a triple aspect living/dining room with doors to its own private west-facing balcony. There is a fully fitted modern kitchen which benefits from built-in appliances. The principal bedroom is bright and generous in size and enjoys built-in wardrobes leading through to a modern en-suite shower room. The second bedroom is a further generous double and has built-in wardrobes. The family bathroom has a shower over the Whirlpool bath and is neutrally designed throughout. There is also a spacious hallway area with loft access. The communal entrance has been recently re painted and this block benefits from a lift.







## OUTSIDE

There are lovely communal gardens which are extremely well manicured, as well as one secure gated parking space. The balcony is west-facing and enjoys the evening sun with a lovely view of trees. There is visitor parking available, and extra parking to the front.

## SERVICES AND MATERIAL INFORMATION

All mains services are connected except gas and the property operates on electric heating, ceiling heating, and underfloor heating. A new water tank has recently been installed.

Council tax band: C    Energy efficiency rating: C

Length of lease: 100 years from date of listing

Annual ground rent amount: £121.00

Ground rent review period: 2028 - every 25 years

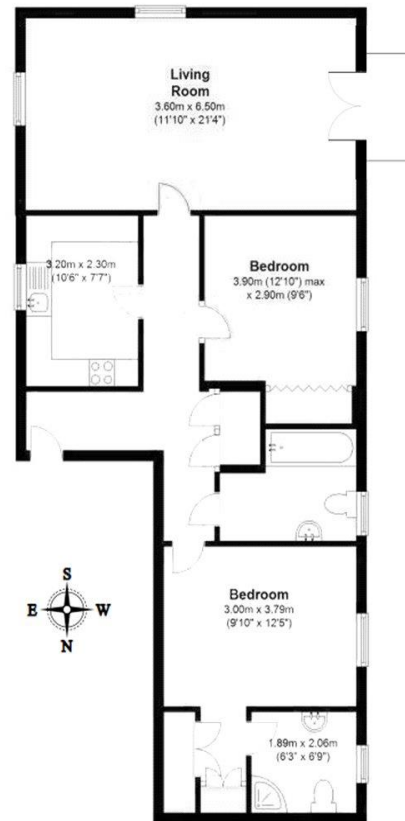
Annual service charge amount: £2,424

Service charge review period: Annual



## 12 Telford Court

Approx. 78.1 sq. metres (840.5 sq. feet)



Total area: approx. 78.1 sq. metres (840.5 sq. feet)



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