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— SIMUL MOVERE —



LEASEHOLD GUIDE PRICE

£375,000

54 Carruthers Court

Newbury RG14 7GH



A rare opportunity to purchase a stunning two bedroom apartment, with two large balconies & far-reaching views across the racecourse.

- No onward chain
- Stunning open plan living room/fitted kitchen
- South-west facing balcony with views of the racecourse
- Built-in wardrobes & wooden floors
- Second large balcony from both bedrooms
- Allocated undercroft parking
- Walking distance to town centre
- Video entry system
- High-quality finish



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

There is a beautifully presented communal entrance foyer with lift access to all floors. The apartment is on the first floor and comprises a spacious entrance hallway with two large storage cupboards, one of which houses the washing machine. There is a wonderful bright and airy living room with sliding doors to the generous south-west facing balcony with a lovely view across the racecourse. The modern fitted kitchen is part of the open plan living area and is high specification with stunning quartz worktops, integrated oven, induction hob, dishwasher, fridge/freezer and island unit. There is a generous master bedroom suite, with two spacious built-in mirrored sliding wardrobes and an en-suite shower room which includes a fabulous double shower. There is a second spacious double bedroom, also with fitted wardrobes, and a lovely family bathroom.





OUTSIDE

There are two superb, paved balconies with a glass balustrade. The first is situated off the living room/kitchen area which benefits from a south-westerly aspect and has far-reaching views across the racecourse. The second balcony is situated to the rear of the apartment. Both bedrooms benefit from direct access onto this spacious balcony via sliding patio doors. There is also allocated undercroft parking, a secure fob and video entry system.

SERVICES & MATERIAL INFORMATION

All mains services are connected except for gas. The development has its own eco seating system.

Council tax band: B

Energy efficiency rating: D

Length of lease (years remaining): 116 years from date of listing

Annual ground rent amount: £285

Ground rent review period: annually

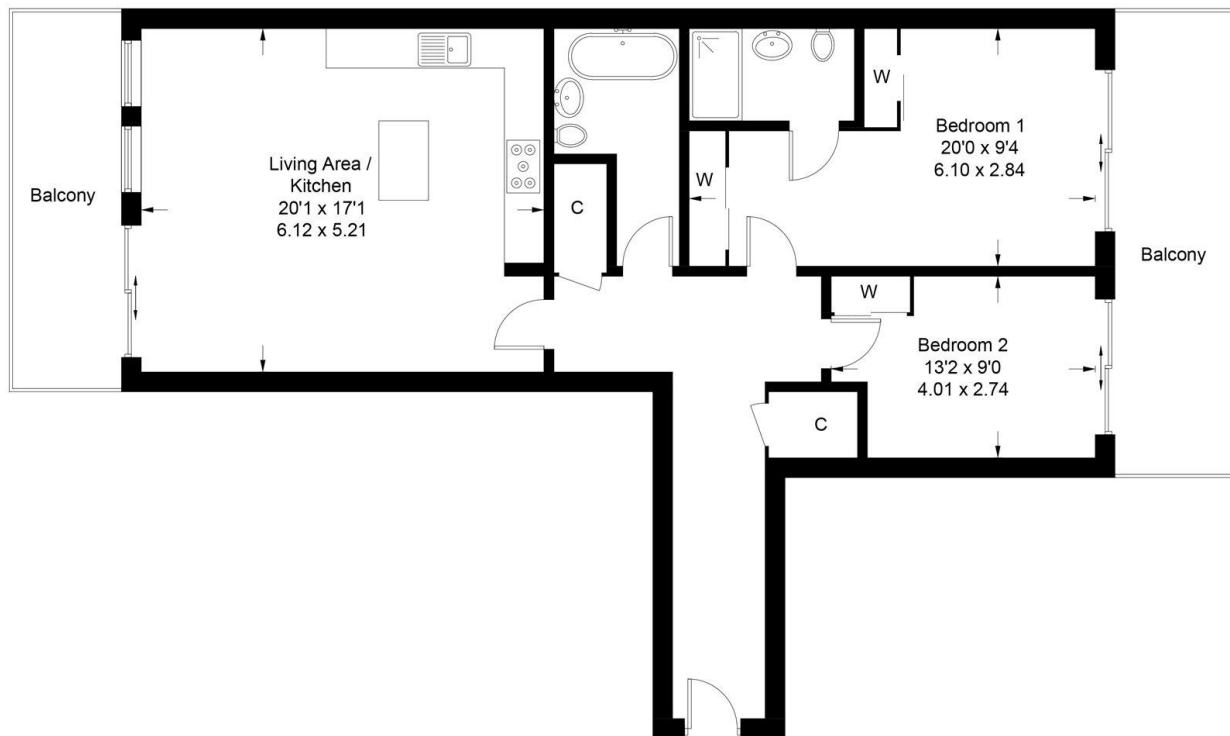
Annual service charge amount: £1,990.45

Service charge review period: annually



54 Carruthers Court

Approximate Gross Internal Area = 90.1 sq m / 970 sq ft



DIRECTIONS

From the Burger King roundabout, turn right onto Greenham Road and at the next mini roundabout, turn left onto Racecourse Road. Follow the road and proceed over the next mini roundabout and head into the racecourse development. Carruthers Court is the first block of apartments on the right.



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