



**FLAT 7 WOODRIDGE HOUSE**

Guide Price £550,000

**Carter Jonas**

## **FLAT 7 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 overlooking the garden · lovely newly fitted kitchen · principal bedroom with en suite bathroom with shower over and wardrobes · second double sized bedroom · separate bathroom · a further bedroom with en suite bathroom with shower over and wardrobes on the top floor which is perfect for guests · lockable basement storage · brick built single garage · allocated parking spaces · visitor parking · use of well-maintained communal gardens · highly desirable location on the south side of the town · 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, VERY USEFUL PRIVATE BASEMENT STORE ROOM, A PRIVATE TERRACE AND A DELIGHTFUL COMMUNAL GARDEN.**



## DESCRIPTION

Flat 7 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 £2,500 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

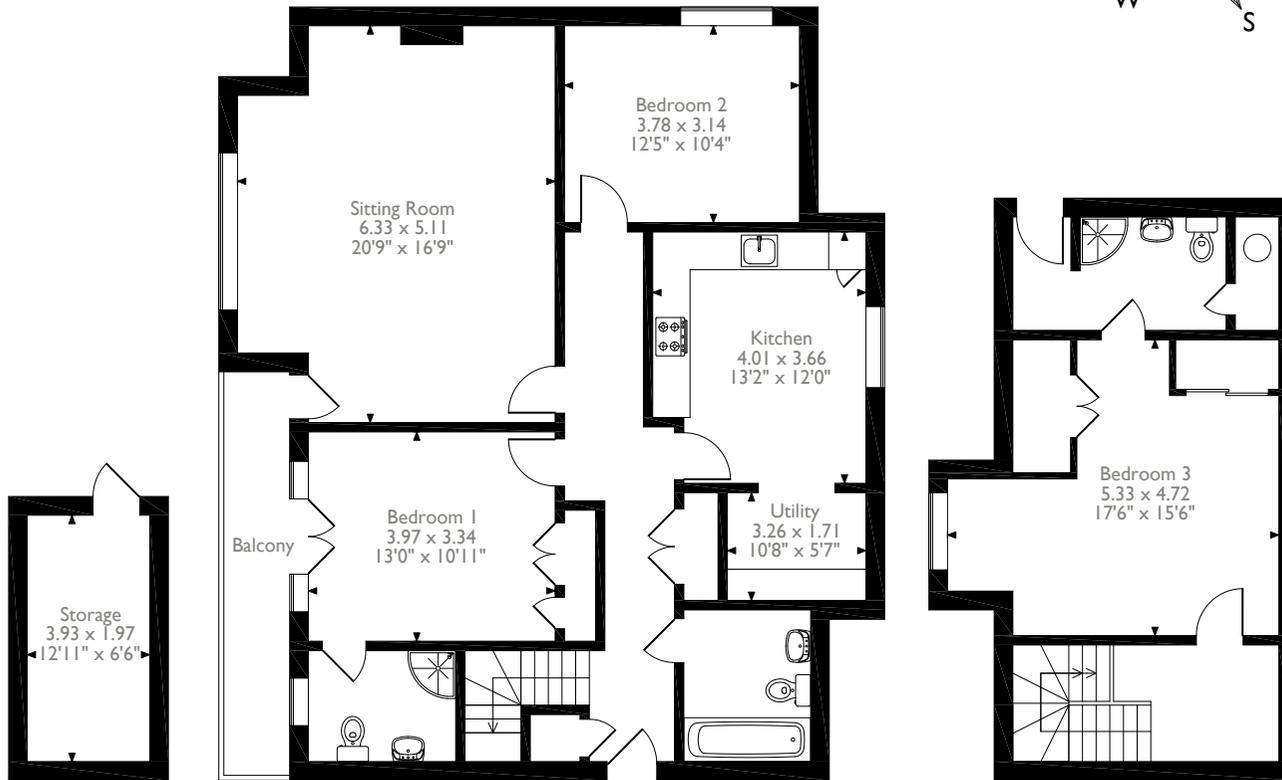
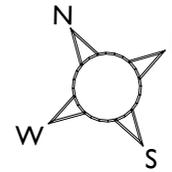
**Council Tax:** Band D

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use Post Code RG14 6GN



Flat 7 Woodridge House, Woodridge, Newbury  
 Approximate Gross Internal Area  
 Main House = 143 Sq M/1539 Sq Ft  
 Storage = 8 Sq M/86 Sq Ft  
 Total = 151 Sq M/1625 Sq Ft



Ground Floor

First 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	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.