



2 MCKENZIE COURT
Ormonde Gardens, Newbury

Carter Jonas

2 MCKENZIE COURT ORMONDE GARDENS NEWBURY RG14 1TZ

– Newbury town and mainline station within walking distance

Communal entrance hall · security entry phone system · cloak cupboard · spacious living room with patio doors giving access to communal gardens · kitchen with built in appliances · principal bedroom with en suite shower room and built in wardrobe · second double bedroom · full bathroom with shower over · double-glazing · electric heating · 1 private parking space · great location on a quiet corner of one of Newbury's most desirable residential developments · Council Tax Band C · 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

2 McKenzie Court has a fantastic location towards the back of this prime residential development. There is a communal entrance with entry phone system leading to a private front door and entrance hall off which all principal accommodation is accessed.

AN IMPRESSIVE 2 BEDROOM GROUND FLOOR APARTMENT BENEFITING FROM A FANTASTIC LOCATION ON A QUIET CORNER OF THIS PRESTIGIOUS RESIDENTIAL DEVELOPMENT ON THE NORTH WESTERLY EDGE OF NEWBURY TOWN CENTRE. AVAILABLE CHAIN FREE.



The entrance hall ends at the bright and spacious dual aspect living room with double-glazed patio doors which accesses a small patio and gives pleasant views to the outside, an archway leads to a fitted kitchen with wall and base units with built in appliances including fridge/freezer, washer/dryer, electric oven and hob. There is a principal bedroom with a built in wardrobe and en suite shower room and a second double bedroom. The accommodation is completed by a fully fitted bathroom in classic white with tiled walls and flooring and an electric shower over the bath.

OUTSIDE

There are delightful communal gardens to the development and the access road leading to McKenzie Court incorporates a centre turning circle with decorative bandstand and well tended shrubbed grounds. One of the apartment's attractions is the direct access onto an area of hedged communal lawn ideal for sitting outside.

ADDITIONAL INFORMATION

Tenure: Leasehold – 125 years from Apr 2003, service charges, including estate charge £826.03. Ground rent £125 per annum.

Services: Mains electricity, water and drainage, electric heating

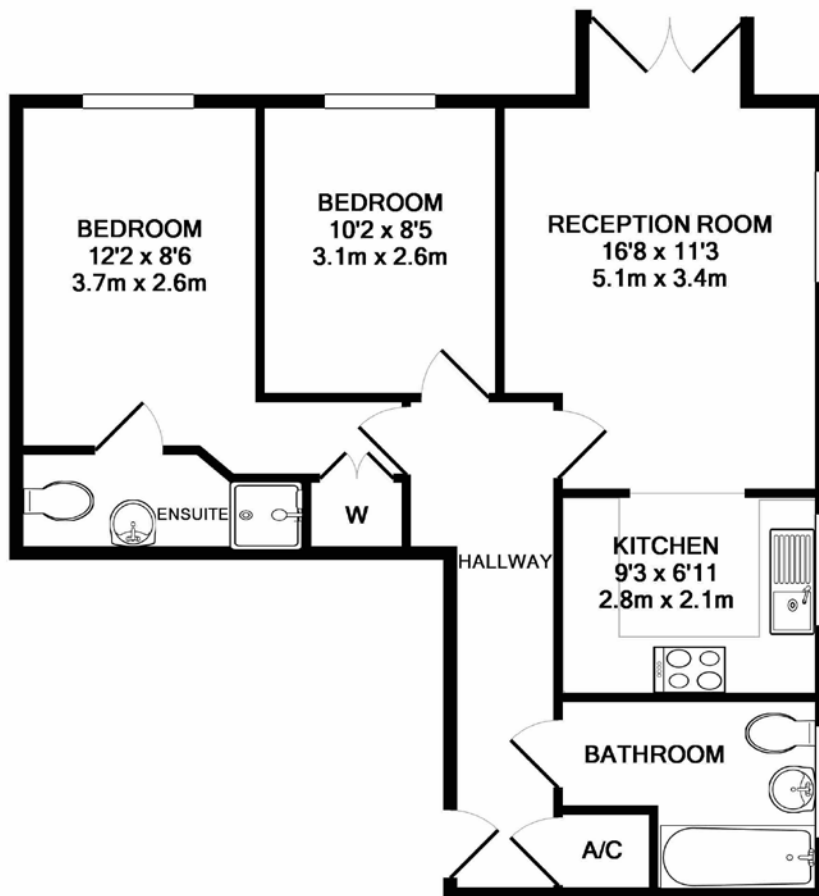
Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: From the centre of Newbury take the A4 west signposted Hungerford, at the roundabout with Waitrose turn right onto the Oxford Road and right again into College Mews and proceed past the bandstand. Turn left and McKenzie Court can be found on the left hand side.





TOTAL APPROX. FLOOR AREA 619 SQ.FT. (57.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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