



**17 CARRUTHERS COURT**  
Guide Price £415,000

**Carter Jonas**



## **17 CARRUTHERS COURT RACECOURSE ROAD NEWBURY RG14 7GG**

- Newbury town and mainline station ½ mile
- M4 (J13) 3 miles

Desirable racecourse development · private lobby with stairs and lift · secure entry phone system · entrance hall with 2 generous storage cupboards · fantastic open plan living/dining and high quality well equipped kitchen · 2 bedrooms both with built in wardrobes including a principal with full en suite bath and shower · all principal accommodation benefiting from access to a balcony and enjoying stunning racecourse views · bathroom · double-glazing · private parking · Energy Rating B

### **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**

This beautiful apartment is regarded as the most popular design available at the racecourse. The property offers bright and spacious accommodation including a fantastic open plan living room with access to the balcony and views of the racecourse. This adjoins a comfortable dining area and beyond to an extremely well equipped modern fitted kitchen, a surprising benefit to this apartment is the separate utility room giving additional kitchen storage.

**A STUNNING SECOND FLOOR APARTMENT REGARDED AS THE BEST DESIGNED 2 BEDROOM PROPERTY ON THE RACECOURSE DEVELOPMENT WITH EXTENSIVE HIGH QUALITY LIVING ACCOMMODATION AND A 30FT BALCONY WITH VIEWS DIRECTLY OVER THE RACECOURSE.**



There are 2 double bedrooms both with views over the racecourse and both with fitted wardrobes. The principal suite has extensive storage and a full en suite with bath and double shower, patio doors lead on to the balcony. The accommodation is completed by a main bathroom in classic white with high quality fittings. This extremely popular development has been beautifully designed and is now regarded as a landmark development within the town popular with investor buyers and homeowners.

## OUTSIDE

There are beautifully kept well-tended communal areas and private parking, the development also benefits from an area of visitor parking. A 30ft balcony provides wonderful private outside space to the apartment this can be accessed from both the living room and the master bedroom giving the whole apartment a wonderful open feel with stunning views which face east across the racecourse.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold – 116 years remaining

Ground Rent: £285 per annum

Service Charge: £2,975 per annum

**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:** From the Robin Hood roundabout in the centre of Newbury take the A339 south passing Sainsbury's on your left hand side. At the next roundabout take the first exit left and at the mini roundabout turn right onto Greenham Road. At the next mini roundabout turn left into Racecourse Road and proceed towards the Racecourse. At the entrance to the Racecourse bear left and Carruthers Court can be found on the right hand side.





Carruthers Court, Racecourse Road, Newbury  
Approximate Gross Internal Area  
1,128 sq ft / 105 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8261539/PJS



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	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.