



FLAT 37 LUKER COURT
£199,950

Carter Jonas

FLAT 37 LUKER COURT IRELAND DRIVE NEWBURY RG14 6EG

- Newbury town centre 1 mile
- Newbury mainline railway station 0.9 miles
- M4 (J13) 4 miles

Communal entry phone system · communal lobby · alarm · private front door into entrance hall · cupboard · fantastic open plan sitting room and kitchen · luxury kitchen with extensive wall and base units and under unit lighting · integral appliances · bedroom suite with built in mirrored wardrobes · main bathroom · double-glazing · 1 parking space · communal gardens · 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

A superbly appointed top floor apartment, an impressive staircase from the communal entrance hall leads to a private front door with security entry phone system and alarm. The long hallway leads to a stunning open plan sitting room/kitchen with built in appliances and good space to dine and relax. The kitchen has an extensive range of wall and base units finished in off white gloss with self-closing doors and integral appliances. The apartment also offers a comfortable double bedroom with built in wardrobe and a good quality bathroom.

A STUNNING TOP FLOOR 1 BEDROOM APARTMENT LOCATED IN THIS IMPRESSIVE RE-DEVELOPMENT OF THE OLD GRAMMAR SCHOOL WITHIN NEWBURY TOWN AND WITH GOOD ACCESS TO THE TOWN'S FACILITIES. THE PROPERTY BENEFITS FROM A LUXURIOUS FINISH WITH A GOOD QUALITY KITCHEN OPENING TO THE SITTING ROOM, PRIVATE PARKING AND NO ONGOING CHAIN.



OUTSIDE

The driveway for the development is accessed from the attractive tree lined Buckingham Road, the property benefits from 1 private parking space and there is an area of well-tended communal garden mainly laid to lawn to the front of the building. This apartment has the benefit of looking over this attractive area.

ADDITIONAL INFORMATION

Tenure: Leasehold – 113 years remaining. Ground Rent is £331.77 per annum. Service Charge approximately £1,900 per annum

Services: All mains services connected, gas fired central heating

Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band B

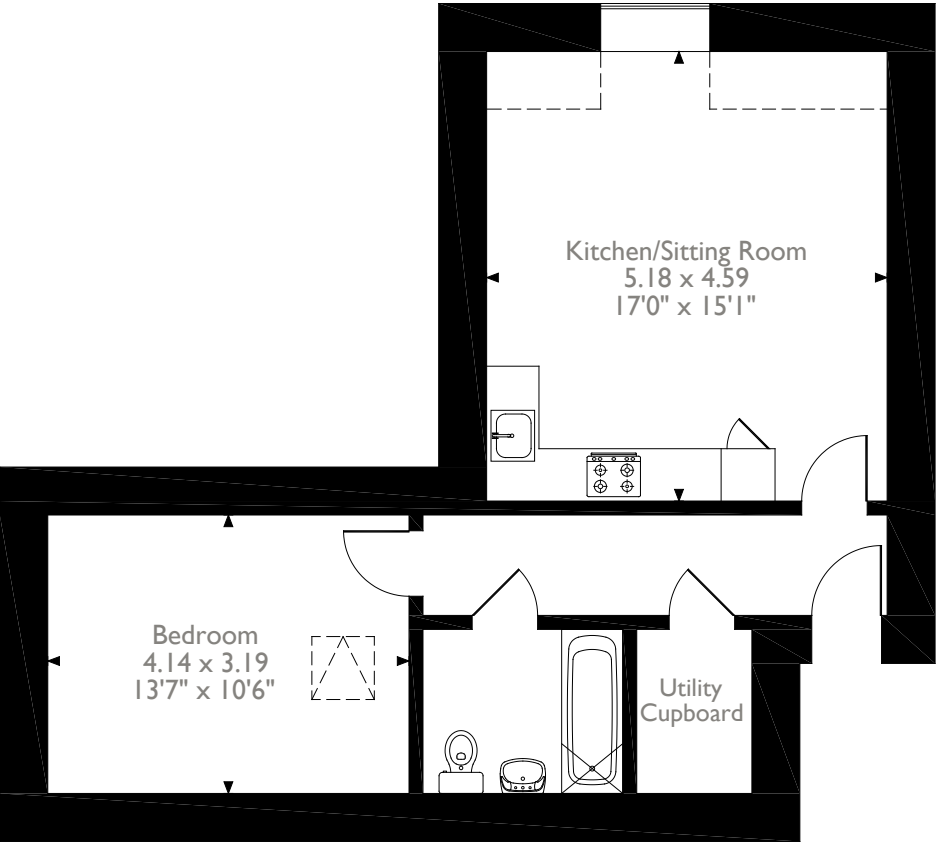
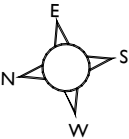
Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG14 6EG

From the town centre take the A343 Andover Road south, turn right into Buckingham Road and the entrance for Luker Court can be found on the left.



Flat 37 Luker Court, Ireland Drive, Newbury Approximate Gross Internal Area 50 Sq M/538 Sq Ft



Lower Ground 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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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