



**41 AVONBANK LODGE**  
Guide Price £395,000

**Carter Jonas**



## 41 AVONBANK LODGE NEWBURY RG14 1EZ

- Newbury town and mainline station within walking distance
- M4 (J13) 4 miles

Private secure lobby with lift access · phone entry system · private front door · large entrance hall with utility/airing cupboard and additional storage cupboard · spacious living room · fitted kitchen with built in appliances · principal bedroom with en suite shower room · further double bedroom/dining room · bathroom · communal gardens · Lodge Manager · Owners Lounge with coffee bar · Guest Suite · located close to local amenities · no onward chain · 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

Avonbank Lodge is a development of 59 one and two bedroom retirement apartments centrally located in the heart of Newbury, close to local shops and amenities. The development has an Owner's Lounge with Coffee Bar, Guest Suite, 24 hour Careline system, Lift to all floors and a Lodge Manager.

Avonbank Lodge is a luxurious retirement complex built by award winning specialists 'Churchill' who specialise in Independent living which offers active, safe and secure lifestyle situated in the heart of Newbury town centre.

**A LARGER THAN AVERAGE AND BEAUTIFULLY APPOINTED TOP FLOOR RETIREMENT APARTMENT, CONVENIENTLY SITUATED IN PRIME, CENTRAL NEWBURY.**



The accommodation is very light and airy and comprises a lovely communal reception area with concierge and kitchenette. This second floor private apartment is one of the largest in the building and consists of a large hallway, substantial living room with a Juliet balcony, stunning fitted shutters and Karndean flooring which runs through the whole of the property other than the bathrooms. The kitchen offers a range of eye and base level units with work surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring ceramic electric hob, dishwasher, fridge, freezer and washer/dryer. There are 2 double bedrooms, one with en suite shower room, and a bathroom which has a bath with shower over, a wc and a wash hand basin with vanity unit.

Avonbank Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55. Each Apartment is completely self-contained with its own front door, providing you with privacy and peace and quiet when you want it. When you fancy some company, you'll find the Owners' Lounge a popular and relaxed place to meet.

#### **OUTSIDE**

The property offers well maintained communal gardens and resident's car parking.

## **ADDITIONAL INFORMATION**

**Tenure:** Leasehold - 125 years commencing 2017

**Services:** Service Charge: £4,625.60 per annum. Collected by Millstream Management every 6 months  
Ground rent: £886.89 per annum. Collected by Millstream Management every 6 months. The Lodge and the apartment are heated by a communal Air Source Heating. The costs for the heating are included in the service charges. Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, air source heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

**Local Authority:** West Berkshire Council - 01635 551111

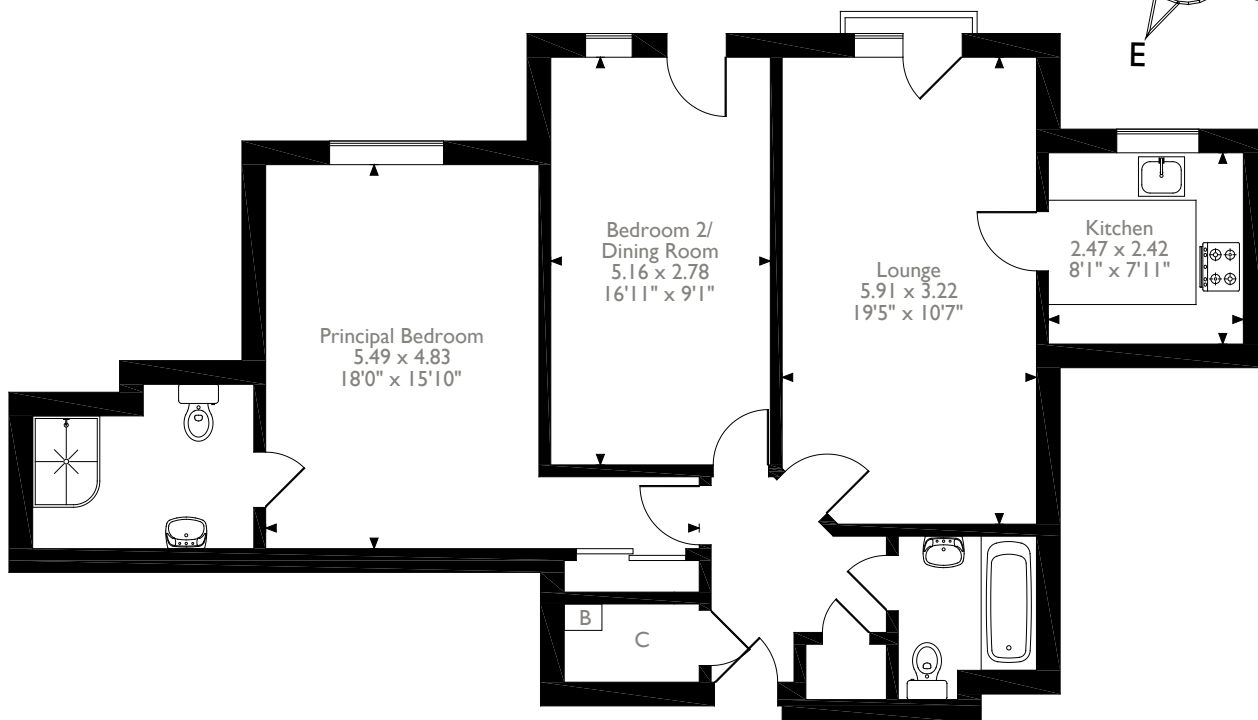
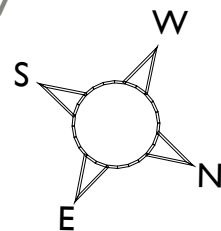
**Council Tax:** Band C

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





41 Avonbank Lodge, West Street, Newbury  
Approximate Gross Internal Area  
78 Sq M/840 Sq Ft



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		

**Newbury 01635 263000**

[newbury@carterjonas.co.uk](mailto:newbury@carterjonas.co.uk)

51 Northbrook Street, Newbury, RG14 1DT

**[carterjonas.co.uk](http://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.