



**FLAT 4 TRINITY COURT**  
£215,000

**Carter Jonas**

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## **FLAT 4 TRINITY COURT ST. MICHAELS ROAD NEWBURY RG14 5LR**

- Newbury town within walking distance
- Main line station in easy walking distance - trains to London Paddington in under 1 hour
- M4 (J13) 3 miles

Communal entrance hall with entry phone system · large entrance hall · spacious living room · separate kitchen with integrated appliances · main bedroom with en suite shower room · second bedroom · bathroom · double-glazing · private parking space · no ongoing 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**

Flat 4 Trinity Court is situated in a very central location on the south side of the town. The front door leads to an entrance hall and through to a large living room with ample space for sitting and dining areas. To one side is a fitted modern separate kitchen. There are 2 bedrooms, including a master bedroom with en suite shower room. The accommodation is completed by a main bathroom.

**A SPACIOUS FIRST FLOOR APARTMENT WITH 2 BEDROOMS AND 2 BATHROOMS CONVENIENTLY LOCATED IN THIS MODERN TOWN CENTRE DEVELOPMENT WITH PRIVATE PARKING AND NO ONGOING CHAIN.**



## OUTSIDE

There is a parking area with private parking space for this apartment.

## ADDITIONAL INFORMATION

**Tenure:** Share of Freehold. Freehold Lease 999 years

Service Charge - £1,651.21 per annum

**Services:** Mains electricity, water and drainage, gas fired central heating

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

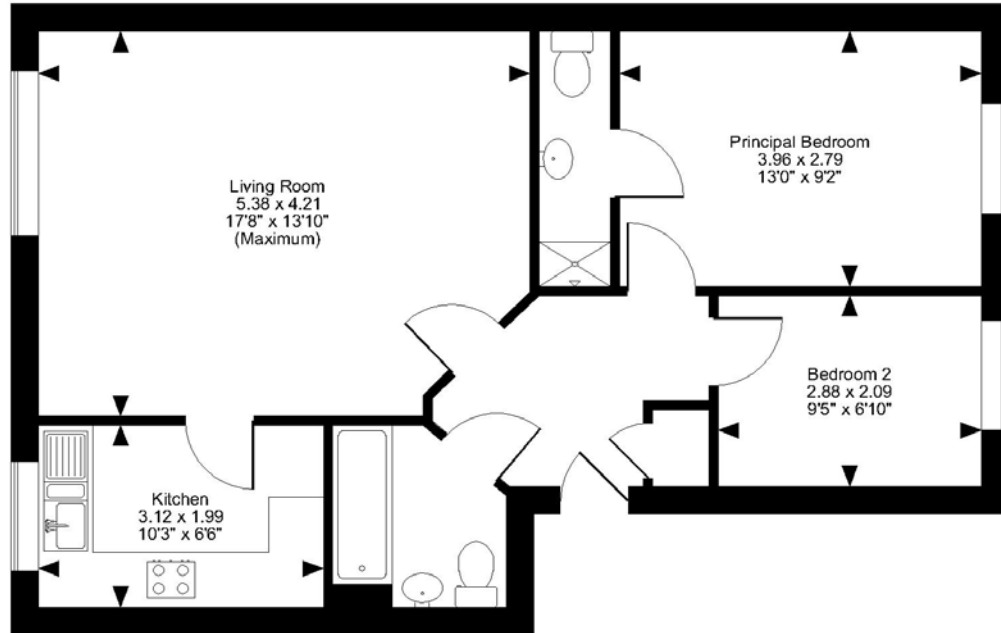
**Council Tax:** Band C

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

**Directions:** Please use post code RG14 5LR



Trinity Court, St. Michaels Road, Newbury  
 Approximate Gross Internal Area  
 626 sq ft / 58 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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**IMPORTANT INFORMATION**

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