

65 CARRUTHERS COURT

NEWBURY RG14 7GH

A beautifully presented two bedroom apartment situated on the second floor within a prestigious apartment block on the Racecourse development, less than a mile to the Newbury centre.

As you enter the building via the secure entry system, the property is on the second floor. The entry hall to the property is spacious and has space for storage. The kitchen is to your left a consists of dark grey cabinets with a white worktops. The kitchen space is open plan with the living area, which has access onto the balcony which overlooks the front of the development, which is surrounded with pretty trees. Further down the hall are two double bedrooms, both benefitting from built in storage. The master bedroom also offers an ensuite and access onto the balcony. The family bathroom consists of beautiful grey tiling with a shower over the bath.

To the front of the building is the allocated parking where you have one space and further around the block is ample visitor spaces. The building itself is surrounded with pretty trees and overlooks the large stroud green playing fields.



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Approximate Floor Area = 72.5 sq m / 780 sq ft

AT A GLANCE

- 780ft² / 72m²
- Open Plan Kitchen/Living Room
- Two Double Bedrooms
- Built In Storage
- En-suite in Master
- Family Bathroom
- Balcony from Living Space and Master Bedroom
- Allocated Parking
- Ample Visitor Parking

UTILITIES

The property is connected to all mains, apart from gas and operates on electric central heating. There are no known mobile coverage issues and there is ultrafast broadband available in the area.

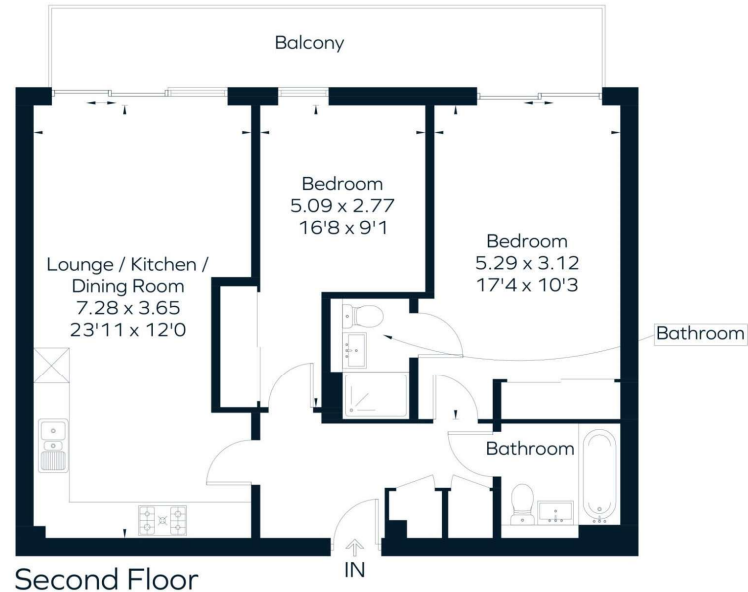
EPC - B
West Berkshire Council Tax Band – D

LEASEHOLD DETAILS

113 Years remaining on the lease.
Ground rent - £285 per annum
Service Charge - £2225 per annum

DIRECTIONS

What3words:///broad.elite.damp



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See things differently.