



22 AVONBANK LODGE

NEWBURY RG14 1EZ

A five year old, smartly presented retirement apartment, right in the heart of Newbury.

This larger than average, one bedroom apartment is on the first floor, accessed via lift and has, a large entrance hall, sitting/dining room, double bedroom with integrated wardrobe (both facing west), a stylish kitchen with integrated appliances, large store cupboard/ room and a shower room.

The complex also gives the buyer access to a communal lounge with regular social gatherings, a guest suite that can be rented for visiting friends/ relatives and communal grounds.

No onward chain.



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AT A GLANCE

593 Square feet/ 55 square metres
Double bedroom
Sitting/ dining room
Kitchen with appliances
Large store cupboard/ room
Security entryphone
On site manager
Communal lounge
Guest bedroom suite
No onward chain

UTILITIES

Mains water, electricity, drainage.
West Berkshire Council Band B
EPC B

LEASEHOLD DETAILS

Approximately 120 years lease remaining
Ground rent £575 pa
Service charge £2596.08 pa
Block managers Millstream Management.

SITUATION

The property is situated right in the heart of Newbury town centre, in a secure, well maintained retirement development.

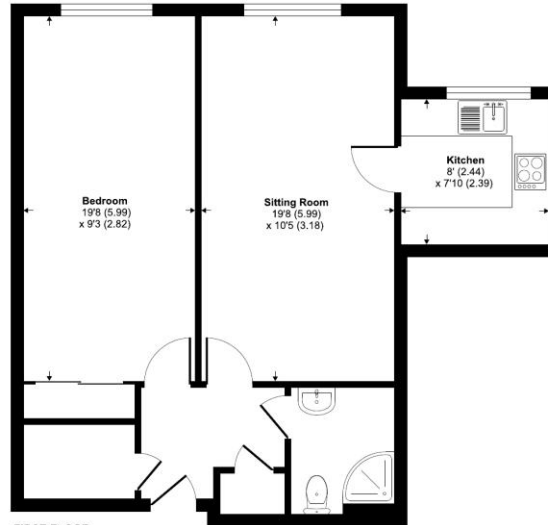
DIRECTIONS

For sat Nav RG14 1EZ



Avonbank Lodge, West Street, Newbury, RG14

Approximate Area = 593 sq ft / 55 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2022. Produced for Winkworth. REF: 847037



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Winkworth

See things differently.