



Brunsd
ASSOCIATES 

1 Christopher Court, Boundary Road, Newbury, RG14 7PQ

Guide Price: £189,950 – SHARE OF FREEHOLD

A smart first floor two bedroom apartment within close proximity of the town centre and railway station

Private entrance, entrance hall, reception room with balcony, master bedroom, second bedroom with storage, kitchen, family bathroom, double glazing, garage & parking

THE PROPERTY

A substantially built first floor apartment. Spacious layout, over 700 square feet and offering a good range of well presented accommodation. Priced to sell with share of freehold. Ideal buy to let, first time buy or downsizing. There is a garage conveniently placed in the block opposite.

OUTSIDE

The gardens are communal and laid to lawn at the front.

LOCATION

Christopher Court is situated just off Boundary Road within a 15 minute walk of the town centre. Newbury offers a comprehensive range of shopping, leisure and recreational facilities, excellent road communications with easy access to the A4, A34 and M4 at junction 14 and direct rail links to London Paddington.

DIRECTIONS

From Newbury on the A339 at the roundabout by Halfords/Burger King turn left and at the next roundabout bear right into Greenham Road, take the next left into Racecourse Road and then left into Boundary Road. Christopher Court will be found on the right hand side after a short distance parking is at the rear.

COUNCIL TAX

We have been informed by West Berkshire Council that the property is in **Band B** with tax payable of **£1,315.09** for the period 2018/2019.

SERVICE CHARGE

The service charges are £250 per quarter, £1,000 per year. This includes the building insurance and maintenance on the 2 blocks and repainting of the hand rails.

TENURE

Share of Freehold.

NB. We estimate that if leased the rent would be around £850 pcm – a gross yield of approximately 5.00%

VIEWING

By strict appointment with the vendors Sole Agents Brunsdon Associates. **01635 255501** property@brunsden.com www.brunsdon.com **IMPORTANT INFORMATION**
THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsdon Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warranty as to the statements in these particulars which are a general guide only.

NB. Some older properties may have asbestos bearing materials, please rely on your surveyor's advice.





Energy Performance Certificate



Flat 1 Christopher Court, Boundary Road, NEWBURY, RG14 7PQ

Dwelling type: Top-floor flat

Reference number: 2398-6015-7285-5188-1930

Date of assessment: 21 May 2018

Type of assessment: RdSAP, existing dwelling

Date of certificate: 21 May 2018

Total floor area: 66 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 2,217**

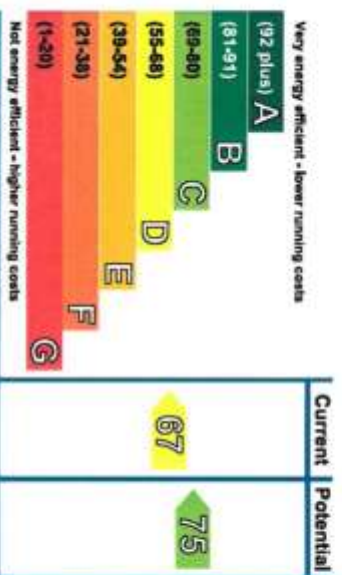
Over 3 years you could save **£ 582**

Estimated energy costs of this home	
Current costs	Potential costs
Lighting	£ 225 over 3 years
Heating	£ 1,548 over 3 years
Hot Water	£ 444 over 3 years
Totals	£ 2,217
	£ 1,635

You could save £ 582 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

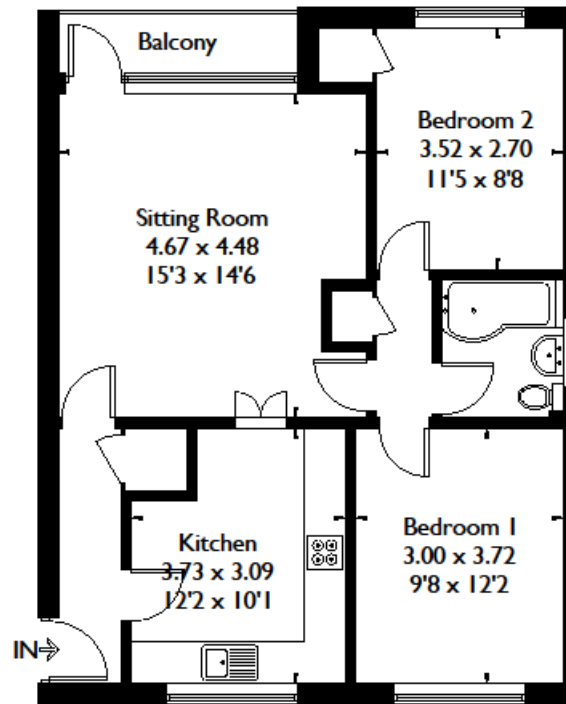
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 150
2 Party wall insulation	£300 - £600	£ 90
3 Low energy lighting for all fixed outlets	£ 15	£ 45

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 41234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Flat 1, Christopher Court, Boundary Road, Newbury, RG14 7PQ

Approximate Gross Internal Area
65.8 sq m / 708 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 216866

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.