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Asking Price £199,995 Leasehold

1 Bedroom, Apartment - Retirement

42, Avonbank Lodge 1-60 West Street, Newbury, Berkshire, RG14 1EZ



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# Avonbank Lodge

Avonbank Lodge is a delightful development of 59 one and two bedroom retirement apartments situated on West Street, Newbury. The Lodge and the apartment are heated by a communal Air Source Heating. The costs for the heating are included in the service charges.

Located in West Berkshire, 50 miles south west of London, the market town of Newbury has good transport links via bus, rail and road.

Avonbank lodge is ideally located close to the centre of Newbury where you will find a range of national retailers, coffee shops and eateries as well as independent traders. An open-air market is held every Thursday and a Farmers market is held each month in the town.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Avonbank Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Avonbank Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Avonbank Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.





# Property Overview

## \*\*ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH TWO JULIET BALCONIES\*\*

Welcome to Avonbank Lodge! This delightful one bedroom second floor apartment is conveniently located near the stairs for easy access and is presented in good order. The apartment has recently been painted and has new carpets throughout.

The Living Room is a good-sized room and offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture. A french door opens to a Juliet Balcony and the window provides lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4 ring electric hob with extractor hood over, a fridge, freezer and washer/dryer. A window provides light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional furniture if required. A french door opens to a Juliet Balcony and a window keeps this lovely bedroom bright and light.

The Shower room offers a curved shower cubicle with handrail, a heated towel rail, WC and wash hand basin with vanity unit below.

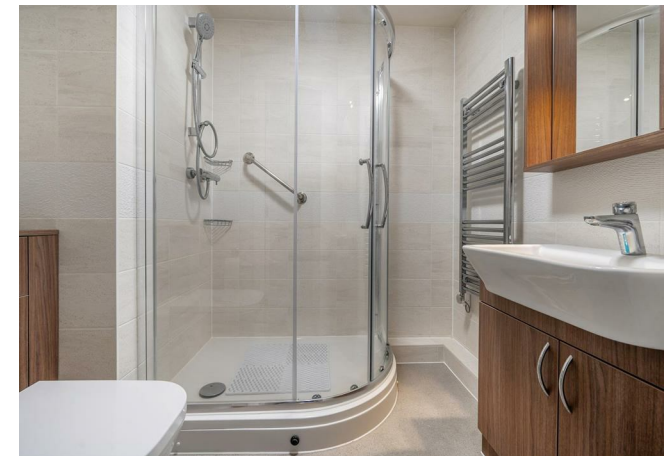
Perfectly complementing this lovely apartment is a useful storage cupboard located off the Hallway.

Call us today to book your viewing at Avonbank Lodge!



# Features

- One bedroom second floor apartment
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Lift to all floors
- Owners' private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.
- Recently painted and new carpets throughout



# Key Information

Service Charge (Year ending 31st May 2025):  
£3,111.39 per annum.

Ground rent: £575 per annum. To be reviewed June 2024.

Council Tax: Band B

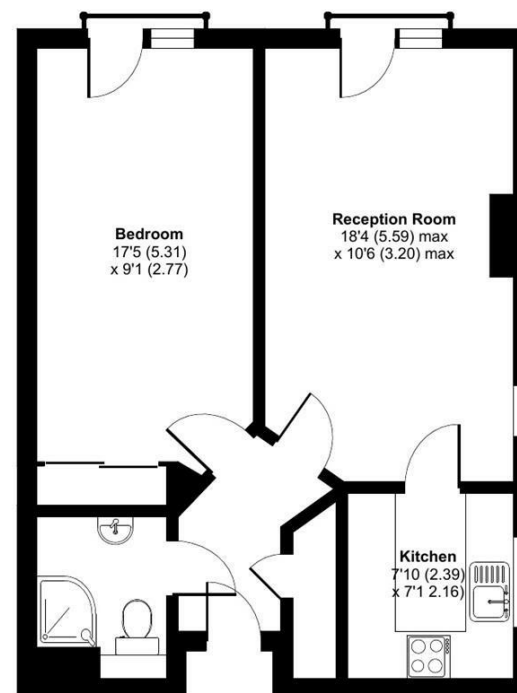
125 lease years commencing 2016

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.


Service charges include: Careline system, buildings insurance, water and sewerage rates, Air Source Heating, communal cleaning, air source heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

Approximate Area = 527 sq ft / 49 sq m  
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1236030

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.





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