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**Asking Price £375,000 Leasehold**

**2 Bedroom, Apartment - Retirement**

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



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**Churchill**  
**Sales & Lettings**  
Retirement Property Specialists



# 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 apartments 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 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

## **\*\*TWO BEDROOM THIRD FLOOR RETIREMENT APARTMENT\*\***

Churchill Sales & Lettings are pleased to be marketing this two bedroom third floor apartment.

The Living Room offers ample space for living and dining room furniture. A window allows for light and ventilation.

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, washer/dryer, fridge and a freezer. A window allows for light and ventilation.

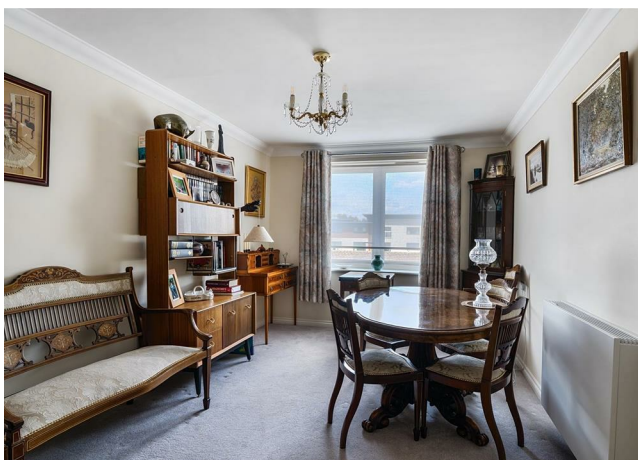
Bedroom One is a generous double room with a useful built-in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom Two is another good-sized room which could also be used as a separate Dining Room, Study or Hobby Room.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath and mirrored cabinet above.

Perfectly complementing the apartment is a separate WC and three useful storage cupboards located in the hallway.

Call us today to book your viewing at Avonbank Lodge!



# Features

- Two Bedroom third 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 the Guest Suites at all Churchill Living developments across the country
- Communal Gardens & Patio area





# Key Information

Service Charge (Year ending 31st May 2026): £4,579.35 per annum.

Ground rent: £886.89 per annum. To be reviewed June 2031.

Council Tax: Band C

125 lease years commencing 2016

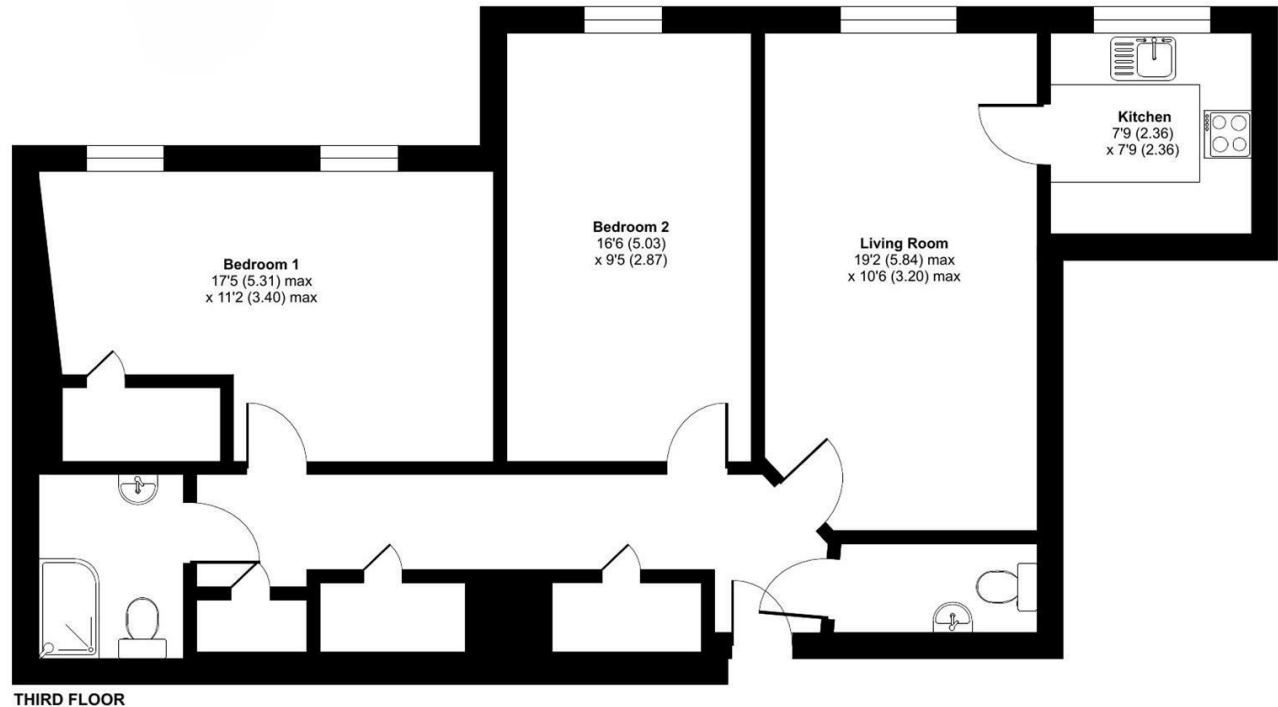
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, Air Source Heating for the apartment, communal cleaning, 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.

EPC Rating: C

Approximate Area = 880 sq ft / 81.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1316549

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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