



DOWNER & CO

TRUSTED SINCE 1988

5 Garrett Close,
Kingsclere, RG20 5SD

£156,000



Two Double Bedroom Over 55's Retirement Maisonette

Features.

- Village location
- First floor maisonette
- Two double bedrooms
- Resident's communal gardens
- Lovely outlook
- Walk to all village amenities
- Over 55's retirement development
- Residents parking
- South facing aspect



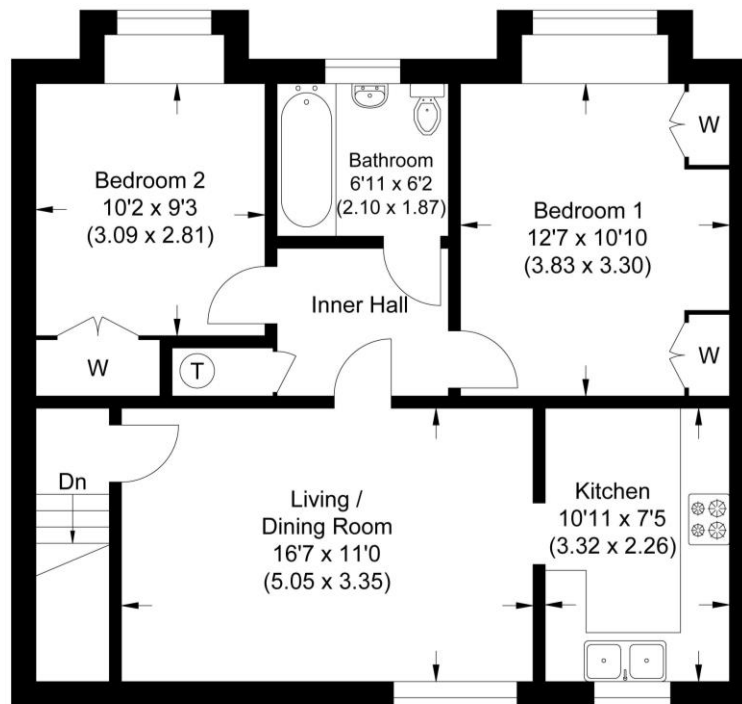


Approximate Gross Internal Area
64.34 sq m / 692.55 sq ft

Description.

A very smartly presented two double bedroom first floor maisonette in this small highly regarded development for the over 55s close to the heart of the village. Offering a lovely outlook from the living room and kitchen with a south facing aspect, the light and airy accommodation includes entrance porch, stairs with stairlift to spacious living/ dining room, refitted kitchen, inner hall, two double bedrooms, bathroom, well kept communal gardens and parking for residents.

Kingsclere is ideally located for both Newbury and Basingstoke being approx 7 miles in either direction. The village offers an array of very good local amenities including doctor/dental surgeries, several public houses and local stores together with many sports facilities and is surrounded by stunning rolling countryside including nearby Watership Down. There is also a bus service serving Newbury and Basingstoke.



Lease Information

Tenure - Leasehold for over 55s
 Lease Length - 99 Years from 1/01/1990
 Current Ground Rent - Peppercorn (for the duration of the lease)
 Service Charge - £182 per month (which includes the service of a pull cord alarm system to a call centre)

Illustration for identification purposes only, measurements are approximate, not to scale.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: TBC

COUNCIL TAX BAND: C

TENURE: L

For more information on this house or to arrange a viewing please call the office on:

01635 523777

Alternatively, visit our website below to view all of the details of this property online.

www.downer.co.uk

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