



CGI - for illustration purposes only



Harrison Court, The Courtyard

RG14 1AX

THOMAS
MERRIFIELD

jones robinson
SIMUL MOVERE



Harrison Court, The Courtyard

Four newly converted units in Newbury town centre,
finished to an exceptional standard,
comprising a one bed flat, a four bed HMO and two six bed HMOs.



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- Fantastic rental yields
- Investment opportunity
- Newly converted
- 6-year ABC+ warranty
- Lift access to first and second floor
- 11 Parking spaces, shared between 3, 5 & 7 London Road on a first come, first serve basis
- Communal courtyard garden
- Excellent town centre location
- Walking distance to railway station
- Easy access to A34 & M4
- CCTV & secured gated entry system to site



9-minute walk to Newbury Market Place



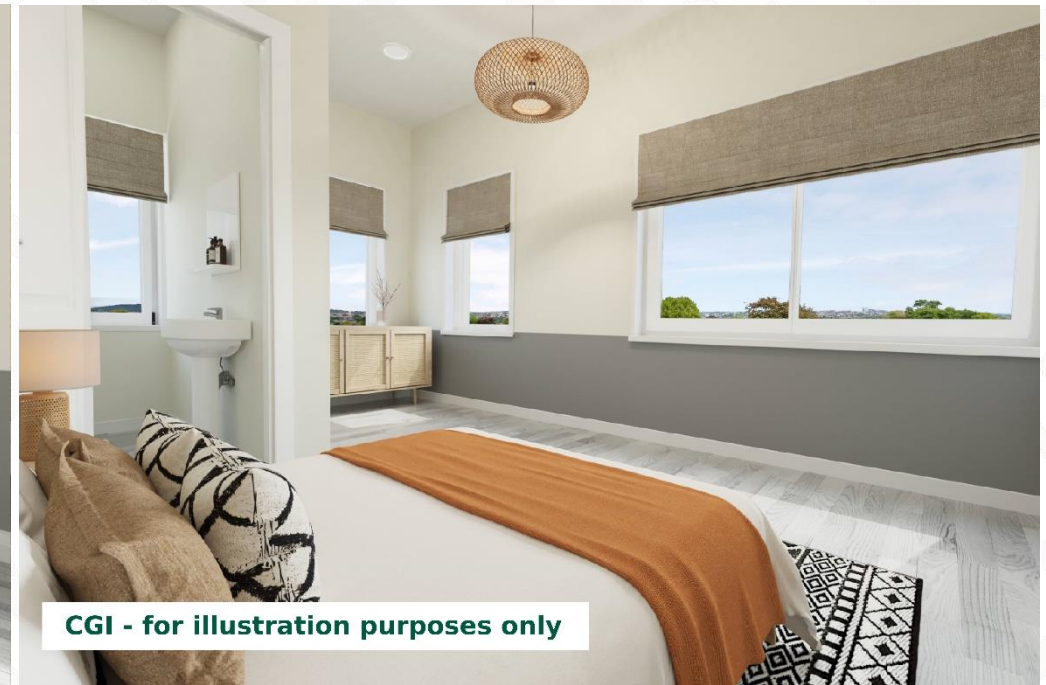
11-minute walk to West Mills

SITUATION

The units are ideally located to the northern edge of Newbury town centre, with shops and amenities on your doorstep, as well as just a 10-minute walk to the railway station. As well as being home to Newbury Racecourse, the town itself offers a comprehensive range of shopping, leisure and educational facilities, in addition boasting a large park just minutes away from the town centre, Victoria Park, which is next to the canal with an impressive open space and excellent sport facilities. Newbury is the headquarters of Vodafone UK and offers a railway station on the direct line to London Paddington (fast train to Paddington has an approx. travel time of 41 minutes). There are also excellent road links via the A34 and M4 motorway, a convenient commute for those working in Reading, Oxford and Southampton.



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DESCRIPTION

These newly converted units come with a 6-year ABC+ warranty and make a fantastic investment. The character building, with beautiful sash windows has been thoughtfully converted to create a one bed flat and a four bed HMO on the ground floor, and a six bed HMO on the first floor. There is another six bed HMO on the top floor. All finished to a high-standard. Further benefitting from a lift providing access to the first and second floor.

OUTSIDE

The properties are secured by CCTV and cast iron entry gate system, providing access to the communal courtyard/garden. The properties benefit from a car park to the rear of the building, with spaces available on a first come, first serve basis. There are local car parks nearby for additional/visitor parking.



SERVICES & MATERIAL INFORMATION

All mains services are connected, except for gas. The properties operate on electric heating.

Council tax band: not yet available

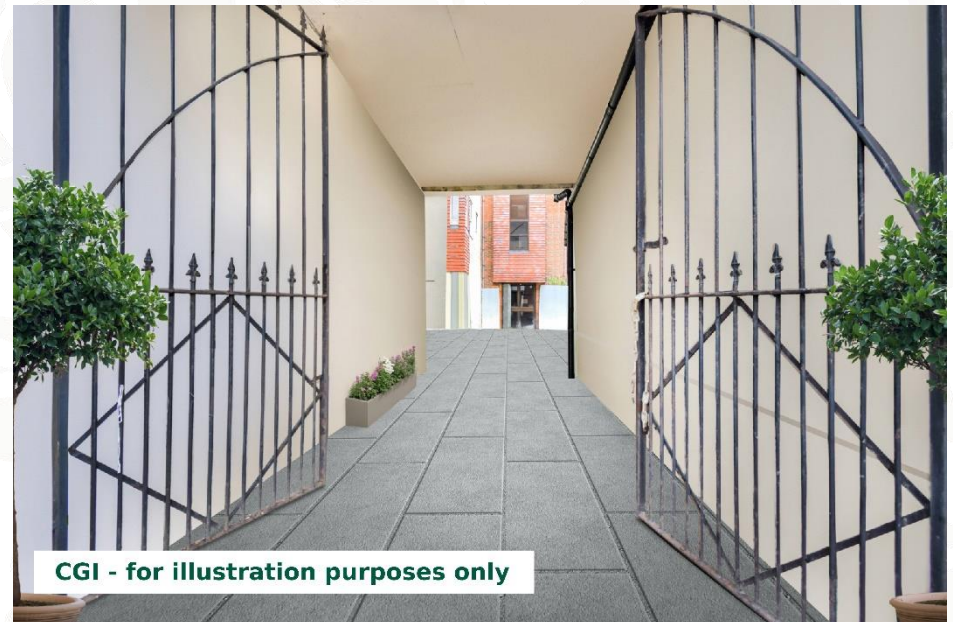
Length of lease (years remaining): 999 from date of listing

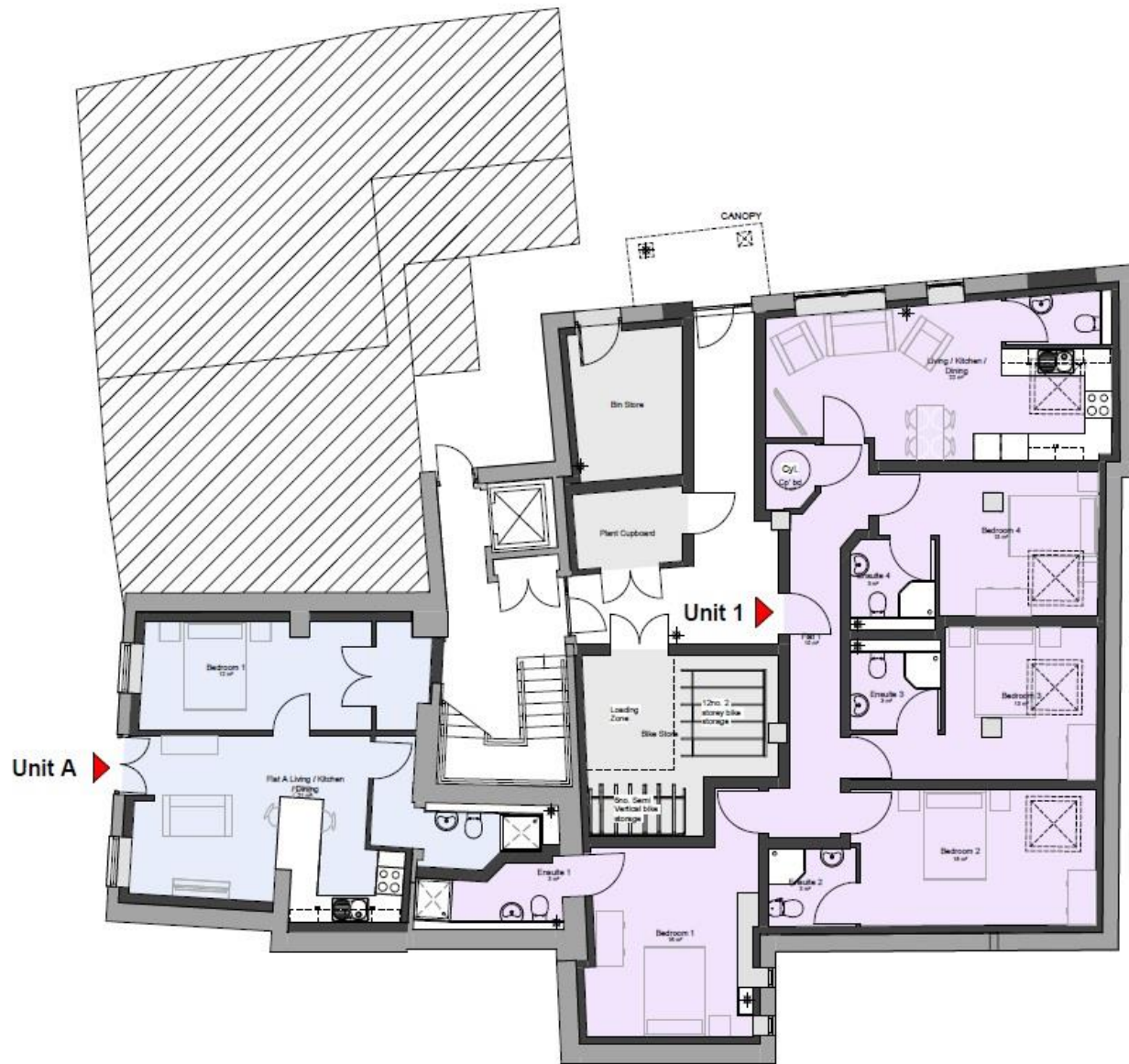
Annual service charge amount:

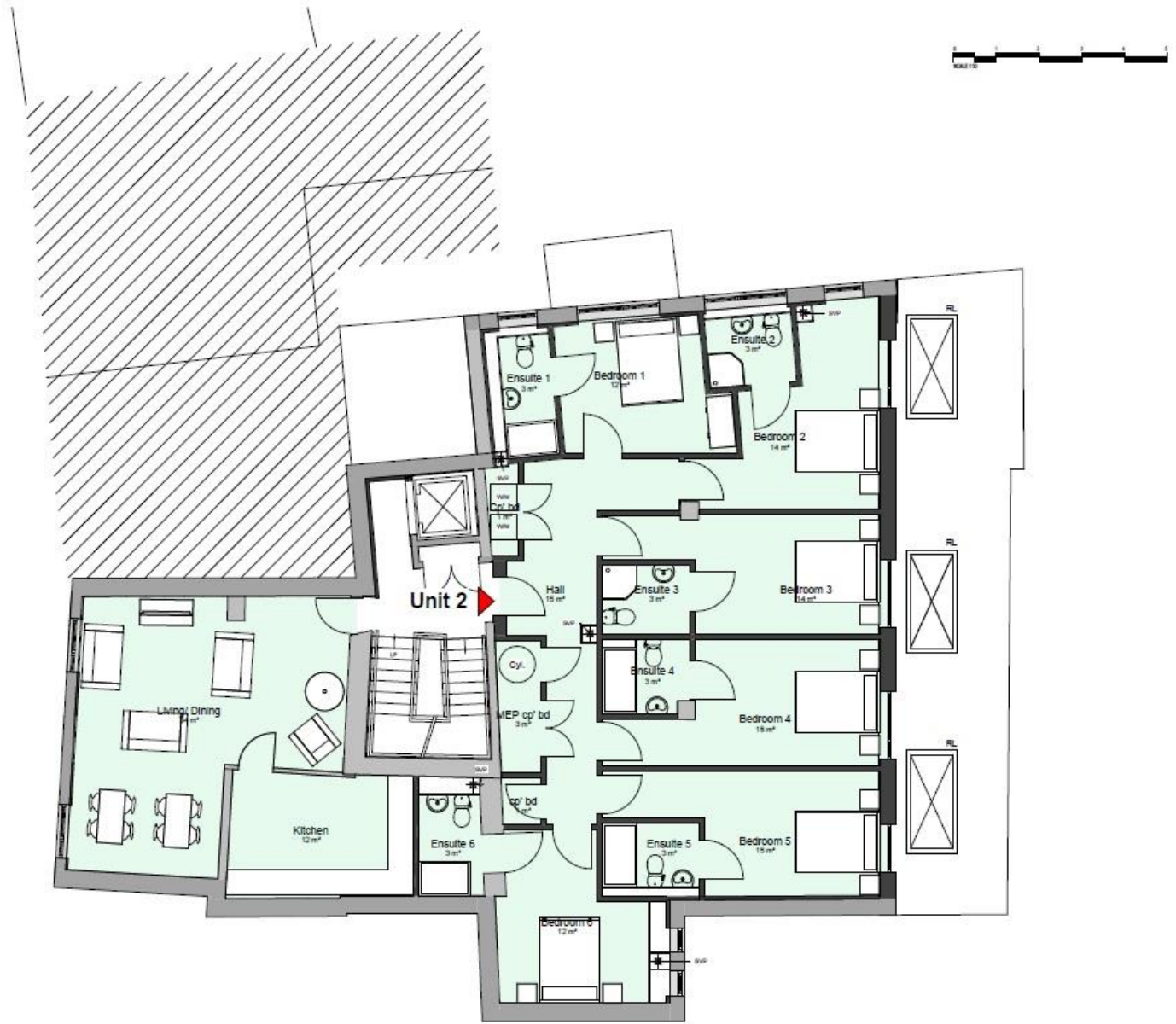
- Circa approximately £2,000 per year, per unit
- Circa approximately £750.00 per year for 1 bed flat

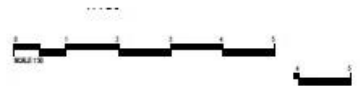
Service charge review period: annually

Ground rent: not applicable

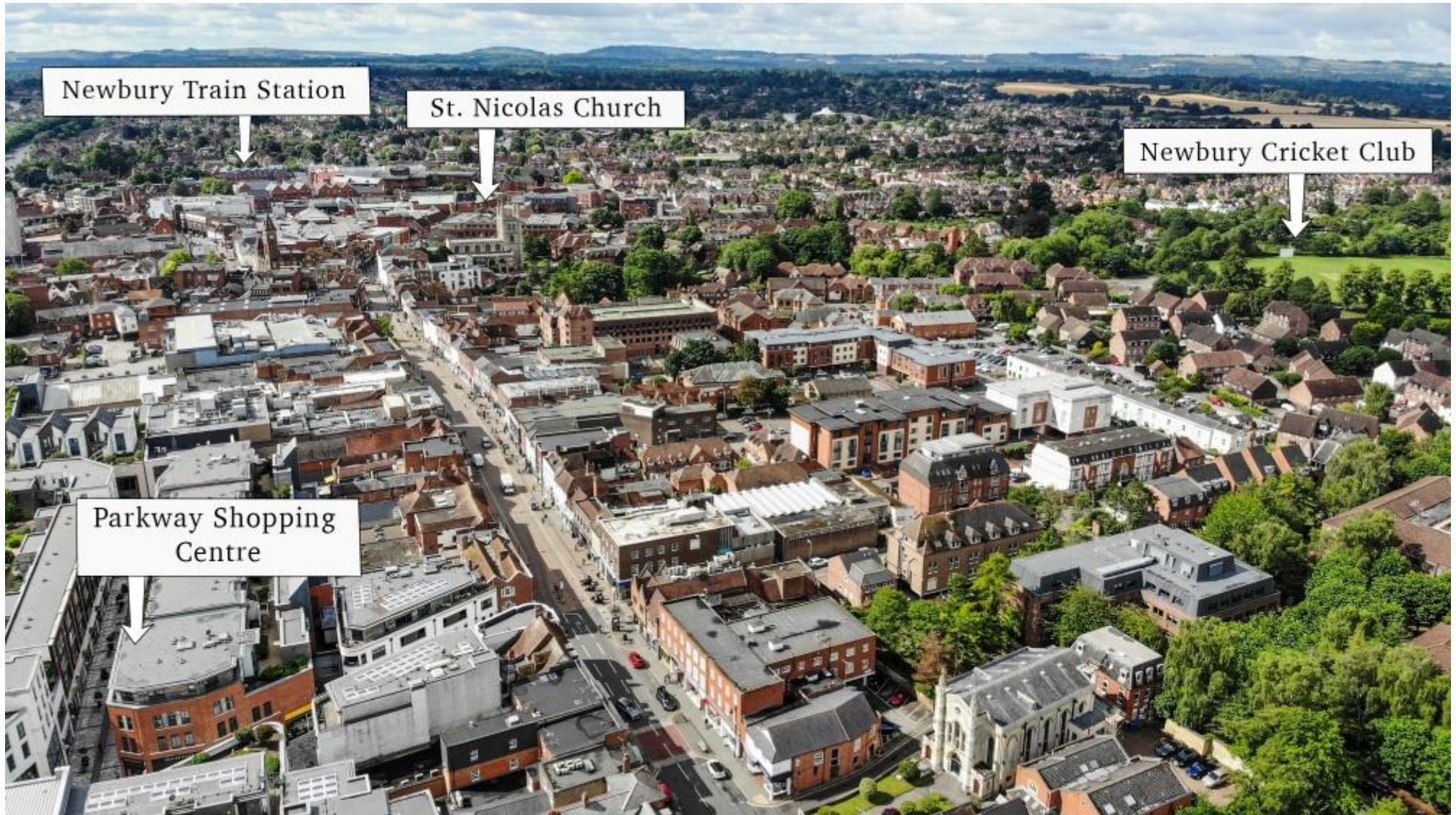








1 Second Floor - GA - Planning
1 : 50



Newbury Train Station

St. Nicolas Church

Newbury Cricket Club

Parkway Shopping
Centre



DIRECTIONS

From the Robin Hood roundabout in Newbury, head towards the town centre along London Road. Number 3 is located just before the clocktower, on the right.

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Jones Robinson



We have more than 50 experienced and knowledgeable estate agents in our sales teams, many of whom are long-standing members of staff, across our offices in Newbury, Marlborough, Lambourn, Didcot and Devizes, with more than 500 years' experience between them.

Our personal, tailored approach to achieving the best price for you and the dedicated way we manage selling your home, coupled with the highest level of service, means we sell more than three times more properties than any other estate agent in our area.*

*Rightmove statistics for the number of properties sold in our region across OX11, SN8, SN9, SN10, RG14, RG17, RG18, RG19 & RG20 between January 2023 and June 2023



MOVING WITH YOU SINCE 1997.

Thomas Merrifield has been established in Oxfordshire for 25 years so the chances are we have worked with you or friends and family to sell, let or buy a home. As an independent, local estate agent we have a wealth of neighbourhood property knowledge and our experienced friendly teams, working across our network of eight branches, are always happy to give you free impartial advice whether you are thinking of selling, buying, letting or renting a property.

Over 25 years

Thomas Merrifield is a local independent estate agents established by David Thomas, Simon Merrifield and Dan Onion in 1997.

8 branch network

The teams in our network of branches have extensive market knowledge and property expertise.

Just 4 hours

We have agreed a sale or letting for our customers every four hours over the past 12 months.

A tailored approach

We have developed a bespoke property service that can be tailored to your individual circumstances.

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