



**FLAT 15 HILLVIEW PLACE**

Guide Price £209,950

**Carter Jonas**

## **FLAT 15 HILLVIEW PLACE WEST STREET NEWBURY RG14 1BF**

- Newbury town and station within walking distance
- M4 (J13) 3 miles

Communal entrance hall with TV security entry phone system · private front door · large entrance hall with airing cupboard · spacious kitchen/sitting room · high specification kitchen with integrated appliances · 2 double bedrooms including a principal suite with en suite shower room · bathroom · gas central heating · double-glazing · private parking for 1 car · additional visitor parking available · no ongoing chain · Energy Rating B

### **SITUATION**

Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal. Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

### **DESCRIPTION**

The apartment has been recently totally redecorated and has the benefit of new carpets in the bedrooms so is now presented to a high specification. Hillview Place is an extremely desirable development built in 2014 benefits from a desirable location just off West Street in the town centre. The front door leads to an entrance hall with airing cupboard and through to a large sitting room and beautifully finished open plan kitchen.

**A SUPERBLY PRESENTED FIRST FLOOR APARTMENT WITH 2 BEDROOMS AND 2 BATHROOMS BUILT TO AN EXTREMELY HIGH STANDARD BY BEWLEY HOMES, LOCATED IN THIS MODERN TOWN CENTRE DEVELOPMENT WITH PRIVATE PARKING AND NO ONGOING CHAIN.**



There are 2 double bedrooms including a principal bedroom with built in wardrobes and en suite shower room, the accommodation is completed by a fantastic main bathroom in classic white.

### **OUTSIDE**

There is a parking area with private parking for this particular apartment with the town centre in Northbrook Street moments away.

## **ADDITIONAL INFORMATION**

**Tenure:** Leasehold - 125 years from 2015. Service Charge - £2020 per annum. Ground Rent - £300 per annum

**Services:** Mains water, electricity and drainage, gas central heating

**Local Authority:** West Berkshire Council - 01635 551111

**Council Tax:** Band C

**Viewing:** By prior appointment through the Newbury office 01635 263010

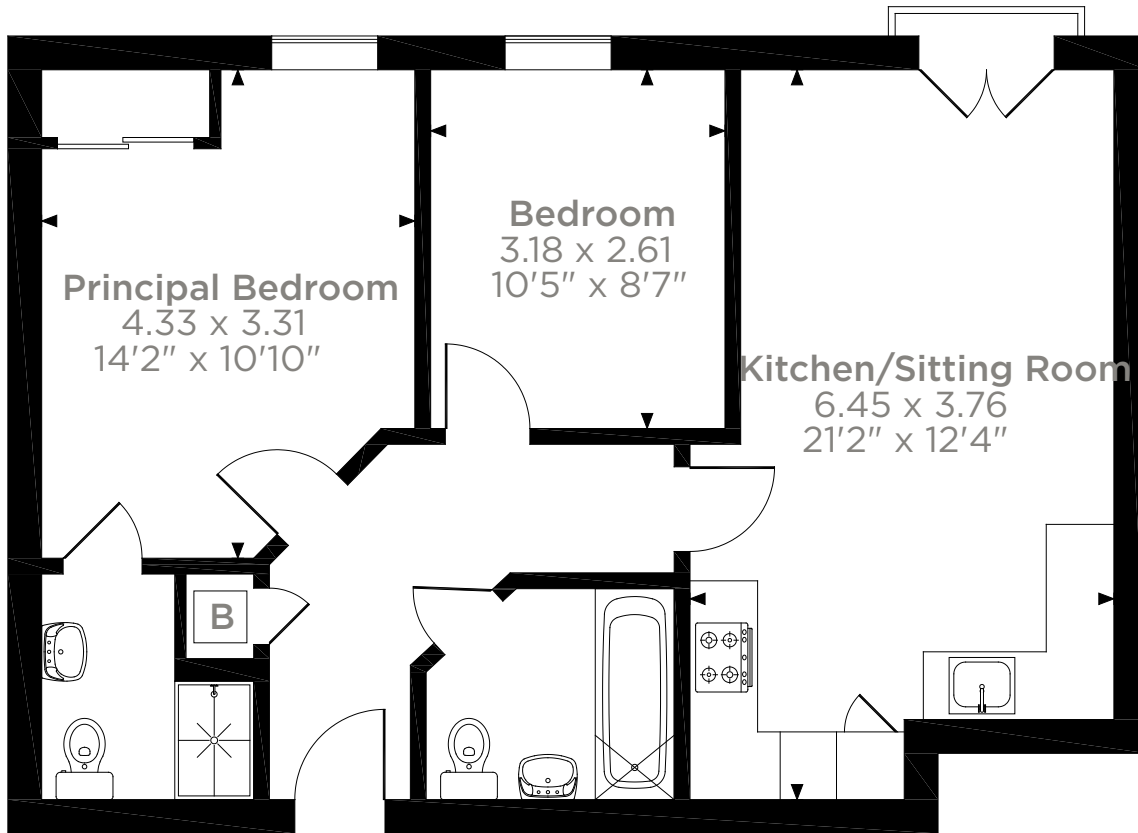
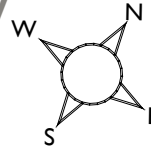
**Directions:** Please use post code RG14 1BF

West Street is located off Northbrook Street within the town centre, Hillview Place can be found on the left hand side as you walk away from the town.



# Hillview Place, Flat 15, West Street, Newbury

Approximate Gross Internal Area  
60 Sq M/646 Sq Ft



## First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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