

HILLIER & WILSON

Russell Road
South Newbury



Russell Road Newbury Berkshire RG14 5LG

A well-presented two-bedroom first floor retirement apartment for over 55's, ideally located within walking distance of Newbury town centre. The property benefits from allocated parking, gas central heating and Upvc double glazing. The accommodation comprises entrance hall, sitting/dining room with Juliette balcony, kitchen, two double bedrooms and bathroom. Externally, the property comes with an allocated parking space to the front. Russell Road is very conveniently located within a flat walk of Newbury town centre and is positioned close to the Kennet and Avon canal, offering picturesque walks. Newbury also has a mainline railway station which provides regular direct links to London, Paddington taking less than an hour. NO ONWARD CHAIN

Services:

Mains services are connected.
(Service charges payable)

EPC:

Full results of Energy Performance Certificate can be sent on request.

Council Tax:

Band C

Viewing:

Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

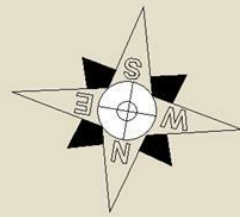
Directions

From Hillier & Wilson's office continue along Bartholomew Street in the direction of the town centre and then turn left at the mini-roundabout into Craven Road. Turn right into Blenheim Road and then go straight ahead into Russell Road. The property will be found on the right hand side.

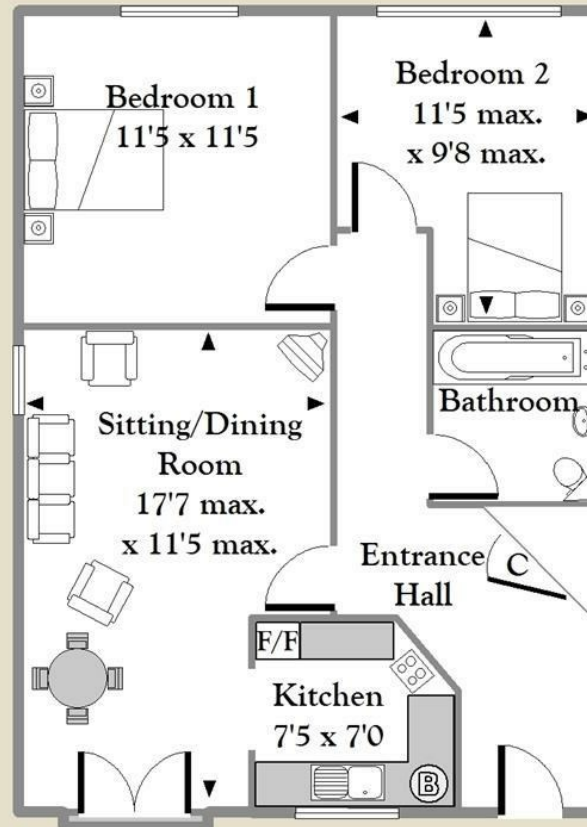
| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 79 | 80 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | 83 | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |



H&W



Russel Court Russell Road South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 581 sq.ft. -
For identification only - Not to scale - Hillier & Wilson LTD.

H&W



Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.



Newbury Canal



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