



HILLIER & WILSON

Western Avenue
Newbury

Western Avenue Newbury RG14 1AR

A well-presented one bedroom ground floor retirement apartment for the over 55's, built in 2009 and ideally located close to Newbury town centre and Waitrose superstore. The accommodation comprises entrance hall, shower room, double bedroom with built-in wardrobe, kitchen and sitting room with access directly onto the communal gardens. The development is well maintained and benefits from communal sitting room, well equipped laundry room and, if required, a guest suite. There is also a non-resident house manager, emergency alarm system and covered storage area for mobility scooters complete with charging points. Outside are well kept gardens with a seating area for residents. The apartment is conveniently located just to the north of Newbury town centre within walking distance of the Parkway shopping development. NO ONWARD CHAIN.

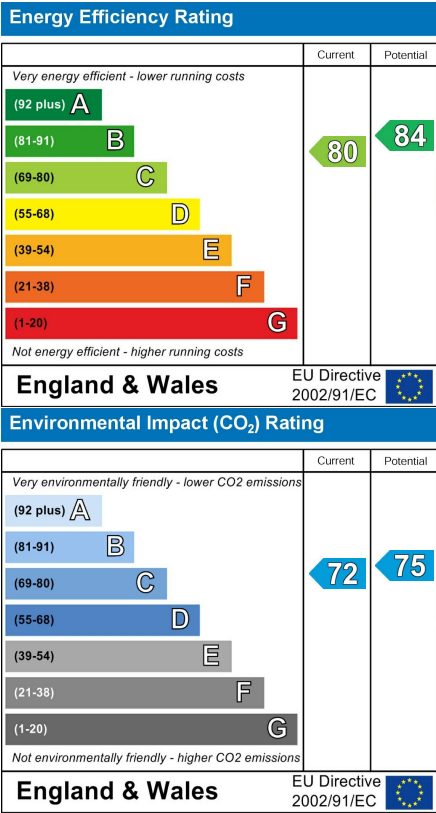
Services:
Mains services are connected.
(Except Gas)
(Service Charges Payable)

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

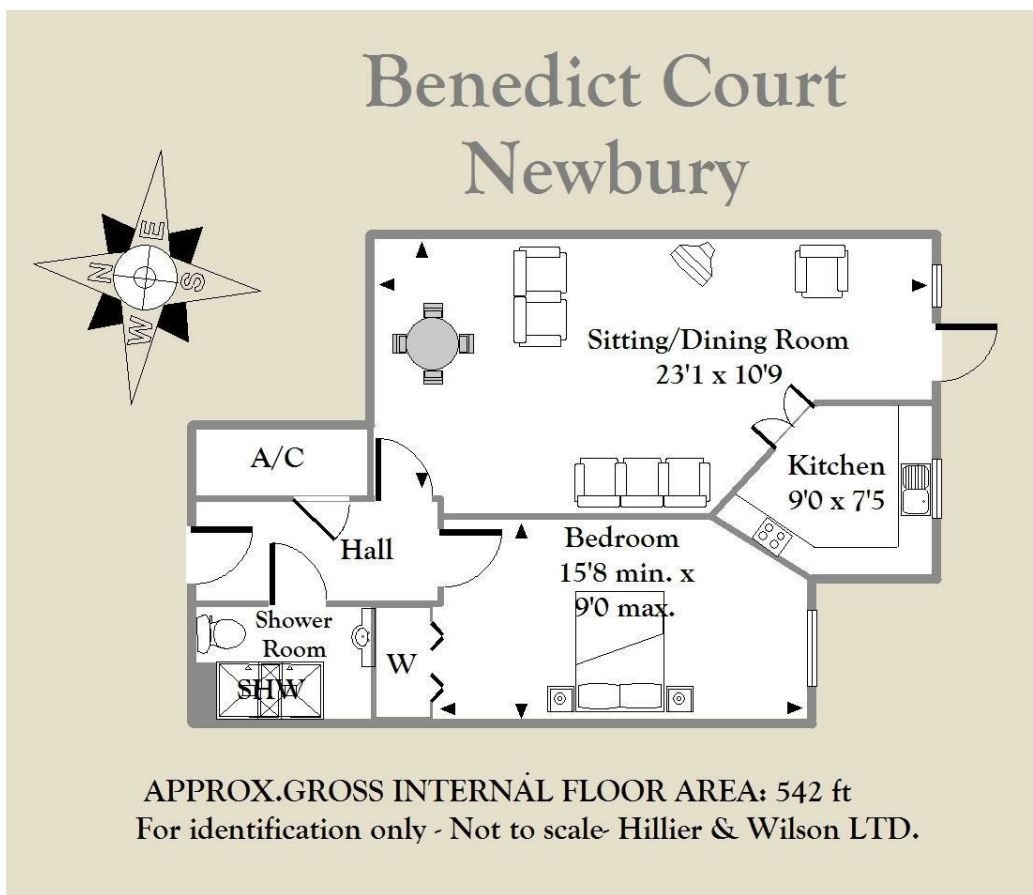
Council Tax:
Band C

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

Directions
From the offices of Hillier & Wilson proceed south towards the St. Johns roundabout and then turn left into St. Johns Road. At the next roundabout turn left onto the A339 heading northbound. At the Robinhood roundabout take the A4 in the direction of Hungerford. At the roundabout by Waitrose take the second exit onto Western Avenue then first left and Benedict Court can be found on the left hand side.



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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.

