

HILLIER & WILSON



Mayflower House
Rockingham Road, Newbury

Rockingham Road Newbury West Berkshire RG14 5PH

A beautifully presented two bedroom ground floor apartment, ideal for first-time or investment buyers, located within a modern purpose-built block close to Newbury town centre and mainline railway station. The property benefits from electric underfloor heating, uPVC double glazing, telephone entry system and allocated parking. The accommodation comprises entrance hall with cupboard, modern family bathroom, open plan kitchen/dining/living room, master bedroom with en-suite shower room and built-in wardrobes, and a second double bedroom. Externally there is gated off-road parking with one allocated space for the flat and additional visitor spaces. Rockingham Road is ideally located close to all local amenities, within a short walk of Newbury town centre and railway station which provides regular direct links to London Paddington taking less than an hour.

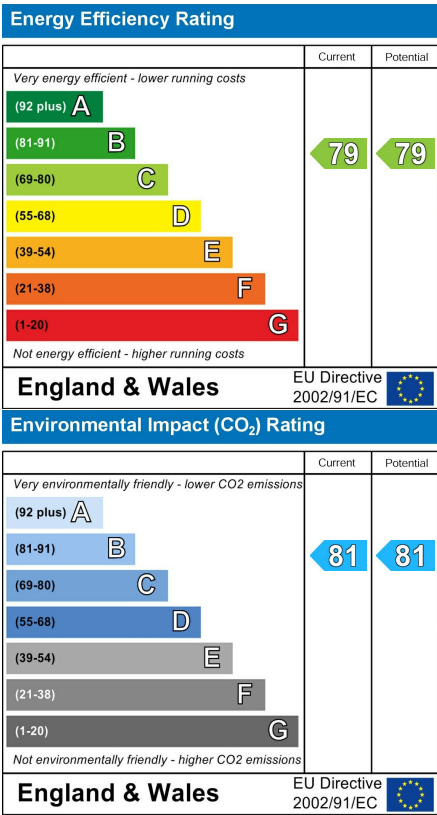
Services:
Mains services are connected.
(except gas)
(Service charges apply)

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

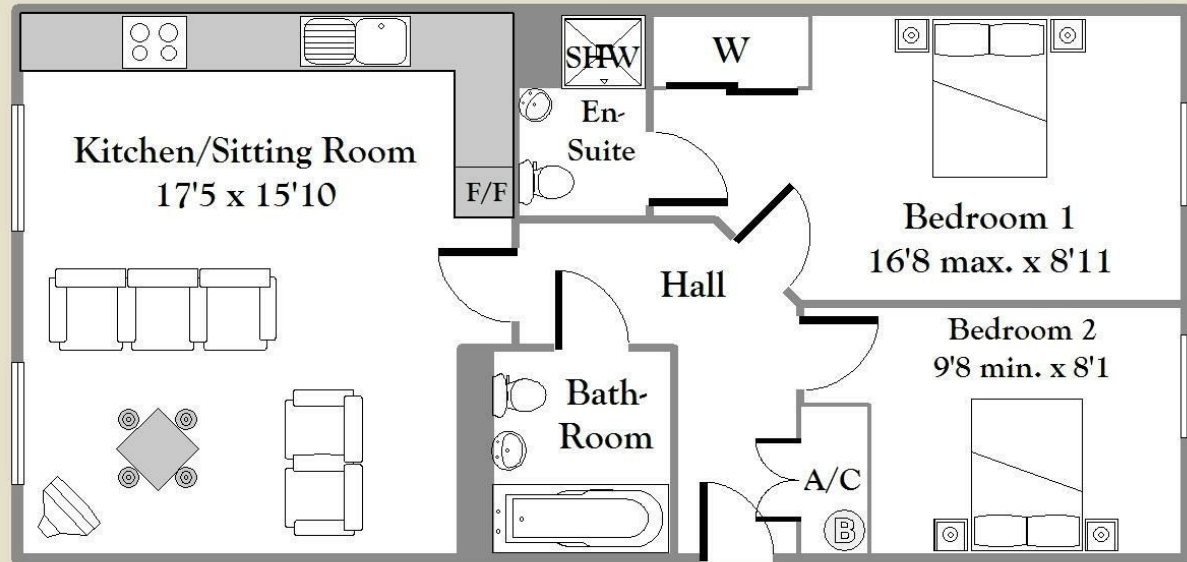
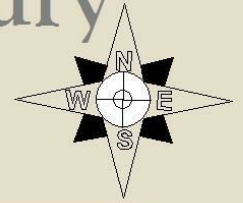
Directions
From Hillier & Wilson office proceed west along Pound Street. Take the first right onto Rockingham Road and proceed past St. Michael's Road, Mayflower House will then appear on your right hand side. The entrance is to the rear of the property via electric gates.





Rockingham Road, Newbury

APPROX GROSS INTERNAL FLOOR AREA 664 sq.ft.
For identification only - Not to scale



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.

