

HILLIER & WILSON



Ilchester Court
Link Road, Newbury

Link Road Newbury Berkshire RG14 7LN

A beautifully presented two bedroom duplex apartment within an attractive period conversion, very conveniently located a stone’s throw from Newbury railway station and town centre. The property would be ideal for first time or investment buyers, with benefits including a share of the freehold, gas central heating, uPVC double glazing and allocated parking. The apartment is arranged over two floors with the entrance on the first floor of the building; the accommodation comprises entrance hall, kitchen, sitting room, dual aspect double bedroom with built-in wardrobe and modern bathroom; whilst upstairs there is a double bedroom with cloakroom. Externally the property has an allocated parking space and ample visitor parking in the private car park as well as well-kept communal gardens which surround the property. Ilchester Court is ideally located within walking distance of Newbury town centre whilst the mainline railway station situated at the end of the road offers regular direct links to London, Paddington taking less than an hour. It also falls within the catchment area of the highly regarded St Johns and St Barts schools.

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

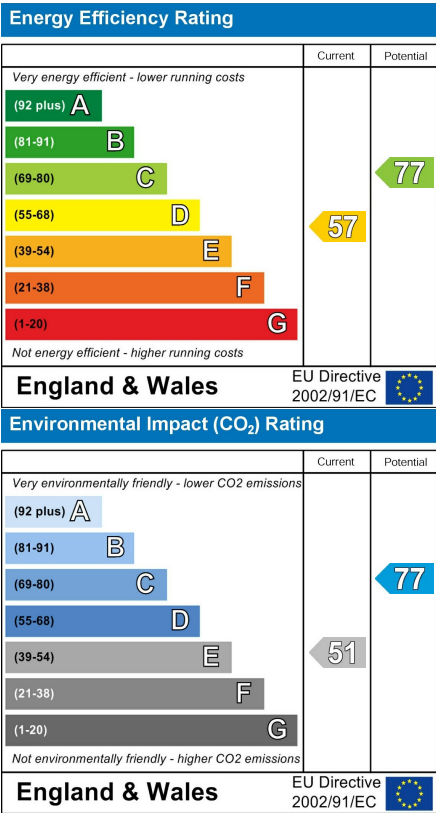
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band B

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

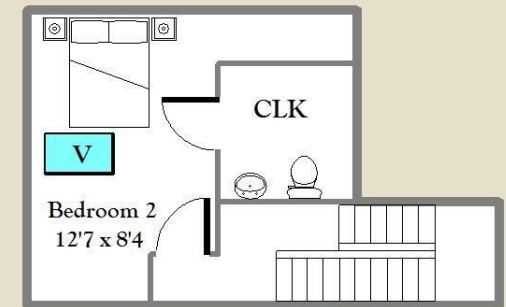
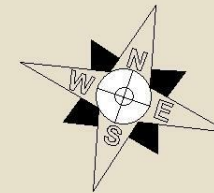
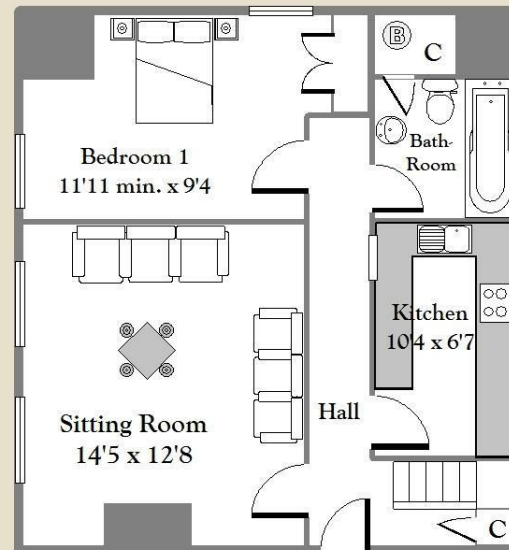
Directions

From Hillier & Wilson offices proceed to the St. Johns roundabout taking the first exit into St. Johns Road, then next left into Link Road and Illchester Court can be found on the right hand side.





Ilchester Court Link Road, Newbury



APPROX GROSS INTERNAL FLOOR AREA 768 sq.ft.
For identification only - Not to scale - Hillier & Wilson LTD



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.

