

HILLIER & WILSON



Mandarin Drive  
South Newbury

HILLIER & WILSON  
FOR SALE  
01635 522044  
hillierandwilson.co.uk

# Mandarin Drive, Newbury, Berkshire, RG14 7WE

A well-presented two double bedroom apartment on the ground floor of a modern, purpose-built block on a popular development close to Newbury town centre. The property would be ideal for first time or investment buyers, with benefits including telephone entry system, en-suite to master bedroom and private garage with a loft space for storage. The accommodation comprises entrance hall with airing cupboard, modern bathroom, open plan sitting/dining room and kitchen, master bedroom with en-suite shower room and second double bedroom. Externally, the property has a garage situated adjacent to the apartment building. Mandarin Drive is conveniently located for Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour. NO ONWARD CHAIN

**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**

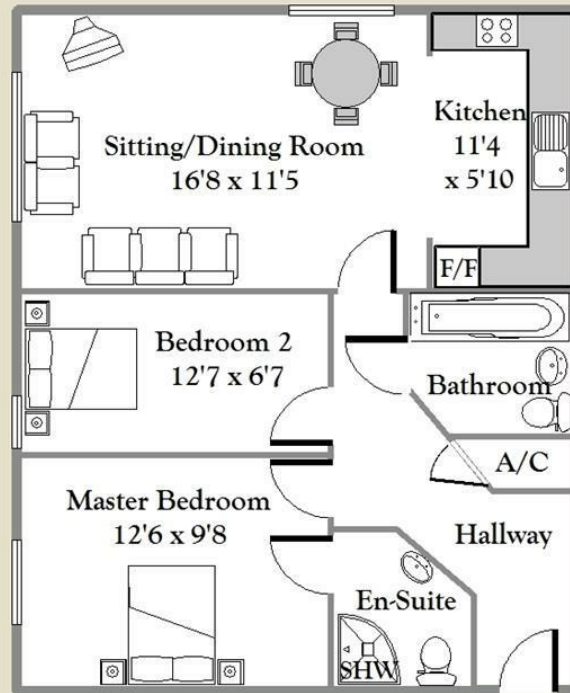
From Hillier & Wilson offices proceed south along Newtown Road turning left onto St.Johns Road. At the next roundabout proceed straight across and at the mini roundabout turn right onto Greenham Road. At the next mini roundabout turn left onto Stroud Green and follow the road straight over the next mini roundabout. Bear right taking the next left turn onto Mandarin Drive then follow the road around to the right where the property can be found on the right.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales EU Directive 2002/91/EC		





## Mandarin Drive South Newbury



Garage  
17'4 x 8'11  
(155 sq.ft.)  
(Not exact  
location)

APPROX GROSS INTERNAL FLOOR AREA 652 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.



Stroud Green Nearyby