

HILLIER & WILSON

The Hampdens
Newbury

The Hampdens Glendale Avenue Newbury RG14 6TN

A well-presented two bedroom first floor apartment, ideal for first time or investment buyers, located in the sought after Wash Common area of Newbury. The property has been improved significantly by the current owner and boasts scenic views over the allotments and playing field, whilst other benefits include gas central heating, uPVC double glazing, mechanical ventilation heat recovery system and a parking area. The accommodation comprises entrance hall, two double bedrooms (one with built-in wardrobe), modern bathroom and open-plan sitting/dining/modern fitted kitchen. Externally there is an enclosed rear communal garden and a parking area. The Hampdens is conveniently located for all the local amenities of Wash Common, including doctor's surgery, dentist, convenience stores and public houses, whilst Newbury town centre and mainline railway station are just a short drive away. Wash Common is served by a regular bus service to/from Newbury Town centre and Newbury Retail Park. NO ONWARD CHAIN

Services:

Mains services are connected.
(except gas mains drainage. ???)
(Private service charges?)

EPC:

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



Council Tax:

Band ?

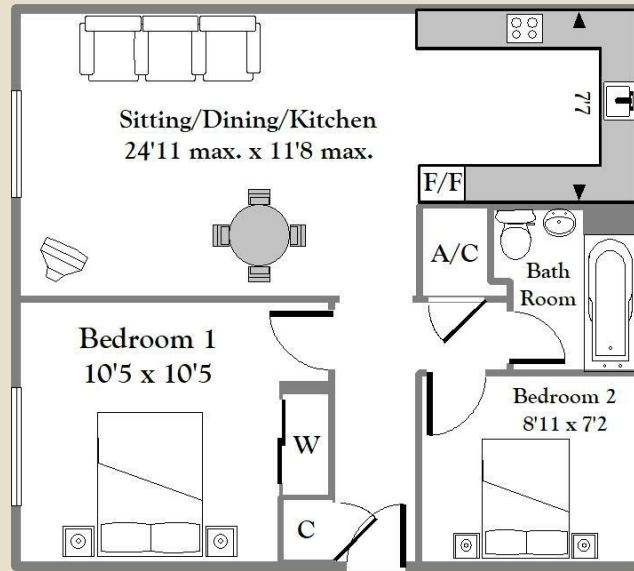
Viewing:

Strictly by confirmed appointment with Hillier & Wilson
01635 522044

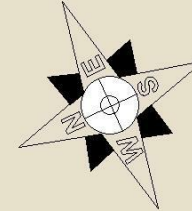
Directions

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC 





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APPROX. GROSS INTERNAL
FLOOR AREA 570 sq.ft. (52 sq.m)
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.

