

HILLIER & WILSON



The Old Police Station
Pelican Lane, Newbury

Pelican Lane Newbury Berkshire RG14 1NP

A recently redecorated modern two bedroom apartment located just a stone’s throw from Newbury town centre, ideal for first-time buyers, investment or downsizing for mature couples. The property is offered to the market with vacant possession, whilst other benefits include secure gated entry and uPVC double glazing. The apartment comprises entrance hall, dual aspect kitchen/sitting/dining room, shower room with underfloor heating, master bedroom with en suite that also has underfloor heating and a further double bedroom. Externally, surrounding the property is a communal garden, except for a small area of lawn to the front for your own private use. There is also an allocated parking space and visitor parking bays available. Pelican Lane is situated on the north side of the town centre with excellent amenities and road links nearby including a Waitrose store, the Parkway shopping development, A4, A34 and M4 junction 13. NO ONWARD CHAIN

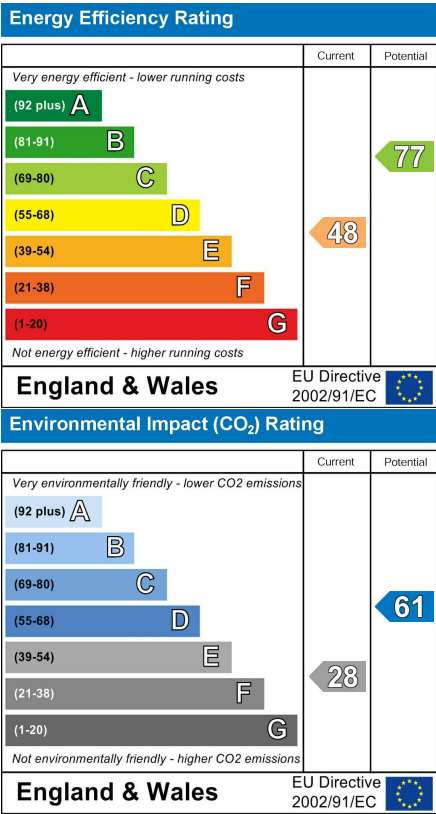
Services:
Mains services are connected.
(except gas)
(Service Charges Payable)

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

Council Tax:
Band D

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

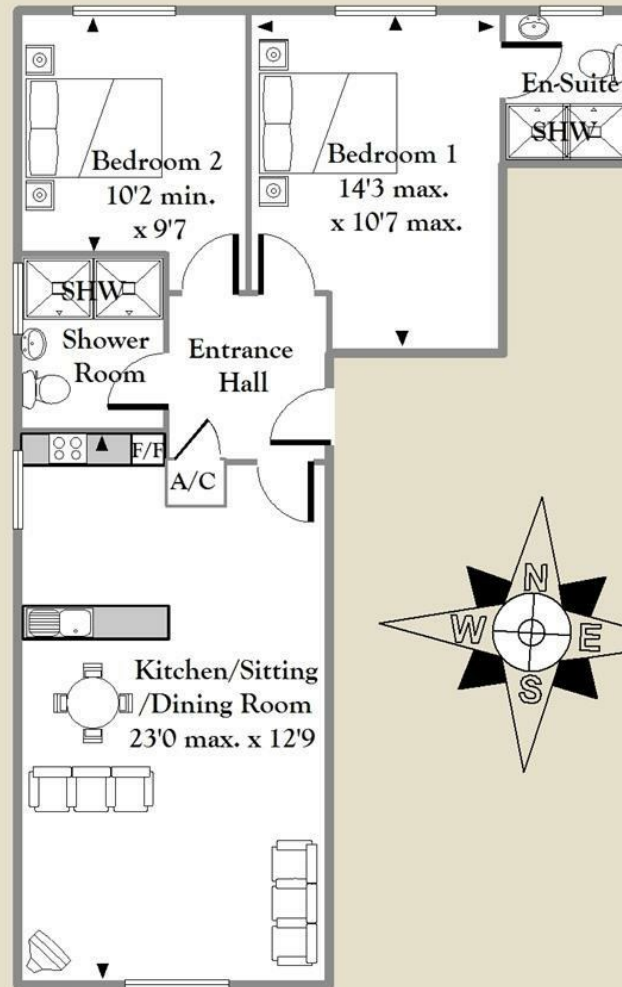
Directions
From the Robin Hood interchange onto the London Road travel onwards and take the second exit at the first roundabout, then take the first right at the Cross Keys public house then proceed onto Pelican Lane then turn left where the property can be found on the right.



H&W



The Old Police Station Pelican Lane Newbury



APPROX. GROSS INTERNAL FLOOR AREA 705 sq ft.
For identification only - Not to scale - Hillier & Wilson LTD.

H&W



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.

