

# HILLIER & WILSON



Badsworth Gardens  
South Newbury

# Badsworth Gardens Newbury Berkshire RG14 6PH

A beautifully presented, modern and spacious three double bedroom apartment within a prestigious development for Over 55's in the Wash Common area of south Newbury. The apartment is located on the first floor (with lift access) and benefits from electric central heating, double glazing, a large south facing terrace, garage and an onsite property manager. The accommodation comprises entrance hall with coat cupboard, sitting room with fireplace and balcony overlooking the manicured gardens, dining room, kitchen/breakfast room, a master bedroom with fitted wardrobes and en-suite bathroom, two further double bedrooms (one of which has fitted wardrobes) and a modern family bathroom. Externally, there are beautifully kept communal gardens. There is also a large single garage located at the front of the building with power, light, storage above and electric up-and-over door. Badsworth Gardens is ideally located within a flat walk of the shops and amenities of Wash Common whilst Newbury town centre and mainline railway station are just a short drive away. NO ONWARD CHAIN

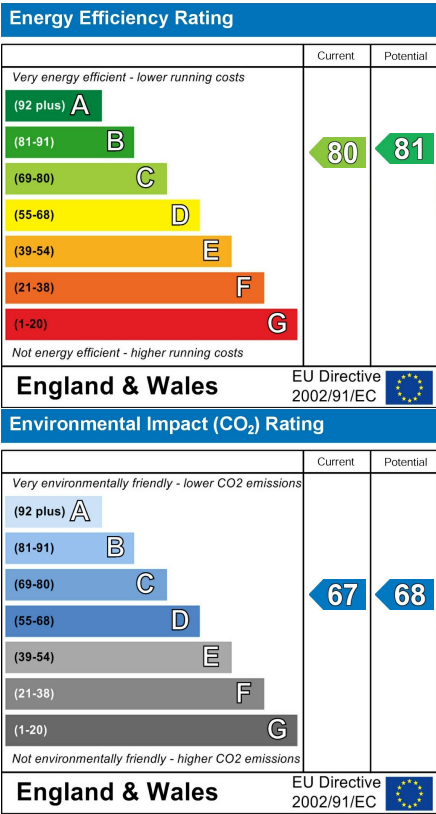
**Services:**  
Mains services are connected.  
(except gas)  
(service charge applies)

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

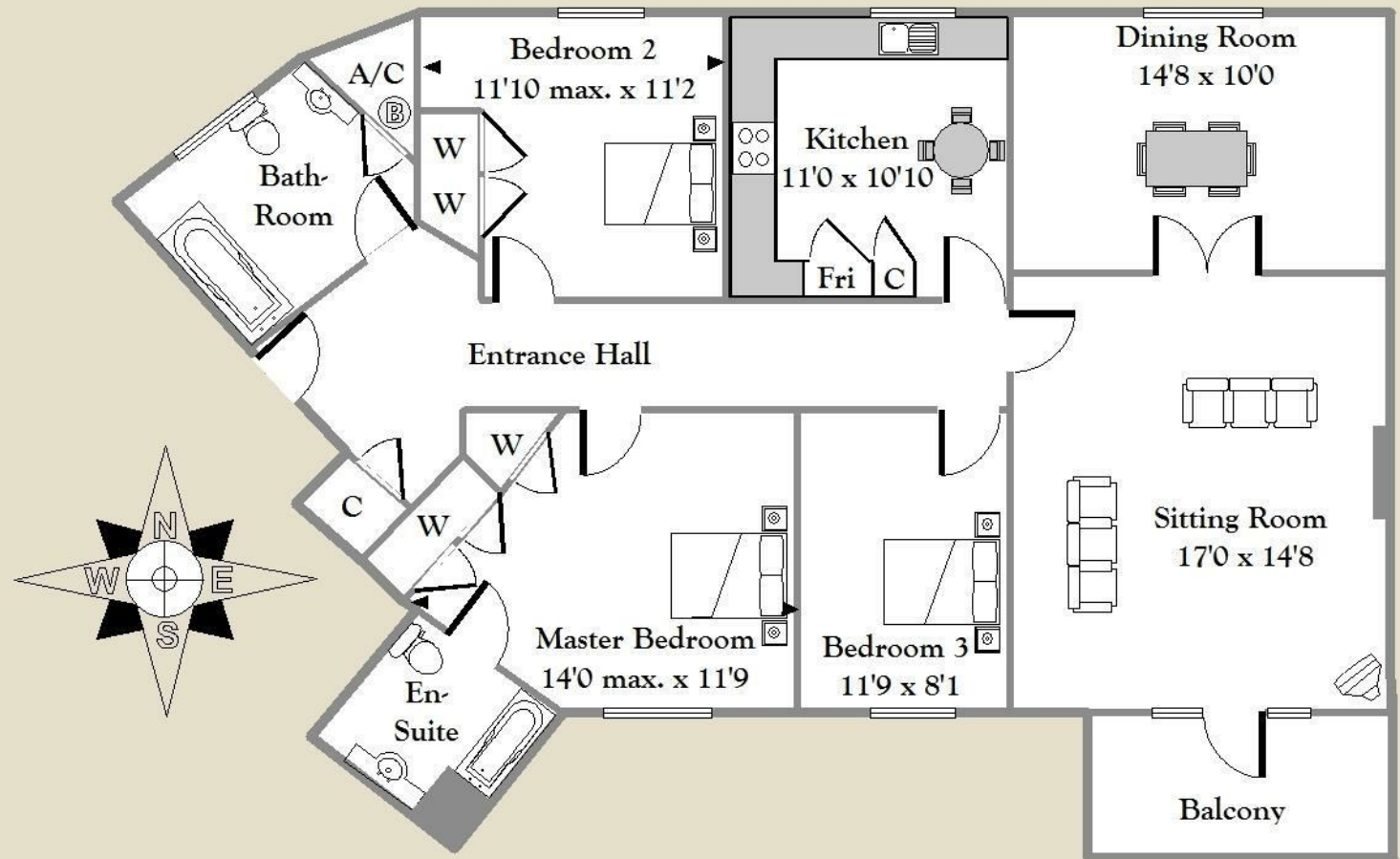
**Council Tax:**  
Band E

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

**Directions**  
From Hillier & Wilson offices proceed south along Bartholomew Street, at the roundabout take the third exit onto the Andover Road carry on until you reach the two mini roundabouts, take the second exit continuing along the Andover Road take the seventh turning on the left into Badsworth Gardens where the building can be found on the right.



## Badsworth Gardens, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1074 sq ft -  
 Hillier & Wilson LTD - 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.

