

# HILLIER & WILSON



Gate Lodge, Enborne Gate, Newbury, RG14 6GL

## Enborne Gate, Newbury

An impressive three bedroom duplex apartment located within an executive development on a sought after residential road in the south of Newbury. The generous accommodation spans across 1,541 sq.ft in size whilst other benefits include gas central heating, uPVC double glazing, own private entrance and off road allocated parking. The ground floor has its own private entrance with a storage cupboard, whilst on the first floor comprises landing, kitchen, dining room with balcony, sitting room with balcony, two bedrooms and a bathroom with separate shower. On the top floor there is a double bedroom with built-in wardrobes and en-suite bathroom with separate shower. Externally there is allocated off road parking via covered car port along with guest parking within the development. Enborne Road is ideally located just a short, flat walk from Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour. Enborne Gate is also perfectly positioned beside open countryside which is ideal for dog walking or picturesque summer walks. NO ONWARD CHAIN





- THREE BEDROOM DUPLEX APARTMENT
- EXECUTIVE DEVELOPMENT
- SOUGHT AFTER RESIDENTIAL AREA
- ACCOMMODATION ARRANGED OVER THREE FLOORS
- OFF ROAD ALLOCATED PARKING VIA CAR PORT
  - NO ONWARD CHAIN

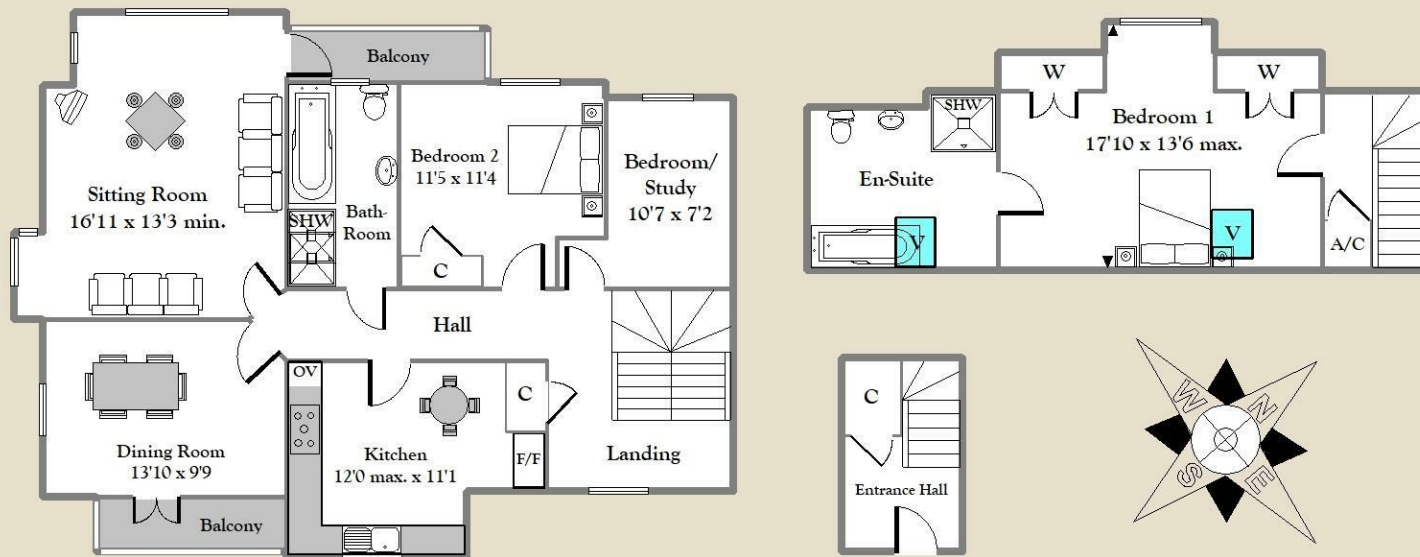
Services:  
Mains services are connected  
(Service charges apply)

EPC: Rating B  
Full results can be sent on request

Council Tax: Band C



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APPROX GROSS INTERNAL FLOOR AREA 1541 sq.ft. (143 sq.m)  
For identification only - Not to scale - Hillier & Wilson LTD



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.