

HILLIER & WILSON



Monks Lane
Newbury

Monks Lane Newbury West Berkshire RG14 7FN

A modern and spacious two bedroom executive apartment, behind electric gates and finished to a high specification throughout, with gas central heating, uPVC double glazing, gated parking and beautiful communal gardens. The property is still covered by NHBC guarantee and comprises entrance hall, open plan sitting room/dining room, fitted kitchen with granite worktops, master bedroom with en-suite shower room and fitted wardrobes, a second double bedroom and main bathroom. Outside the property is accessed via gates onto Monks Lane and there is parking for occupants and visitors. To the rear of the property there are generous and well kept communal gardens offering places to lounge and dine outside during the summer months. The apartment is a short drive to Newbury town centre and the Retail Park with all local amenities nearby. Newbury station provides direct links to London Paddington taking under an hour and road connections are also excellent with easy access to the M4, A4 and A34.

Services:

Mains services are connected.
(Service charges apply)

EPC:

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

Council Tax:



Band D

Viewing:

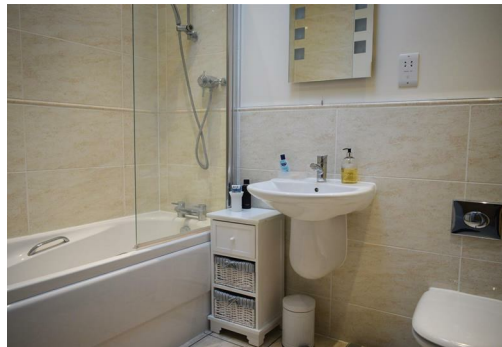
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions

From Hillier & Wilson offices proceed south on Newtown Road at the roundabout proceed straight ahead up Newtown Road passing the speed camera, at the next roundabout take the third exit onto Monks Lane and the property the property can be found on the right hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(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	83	84
(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 

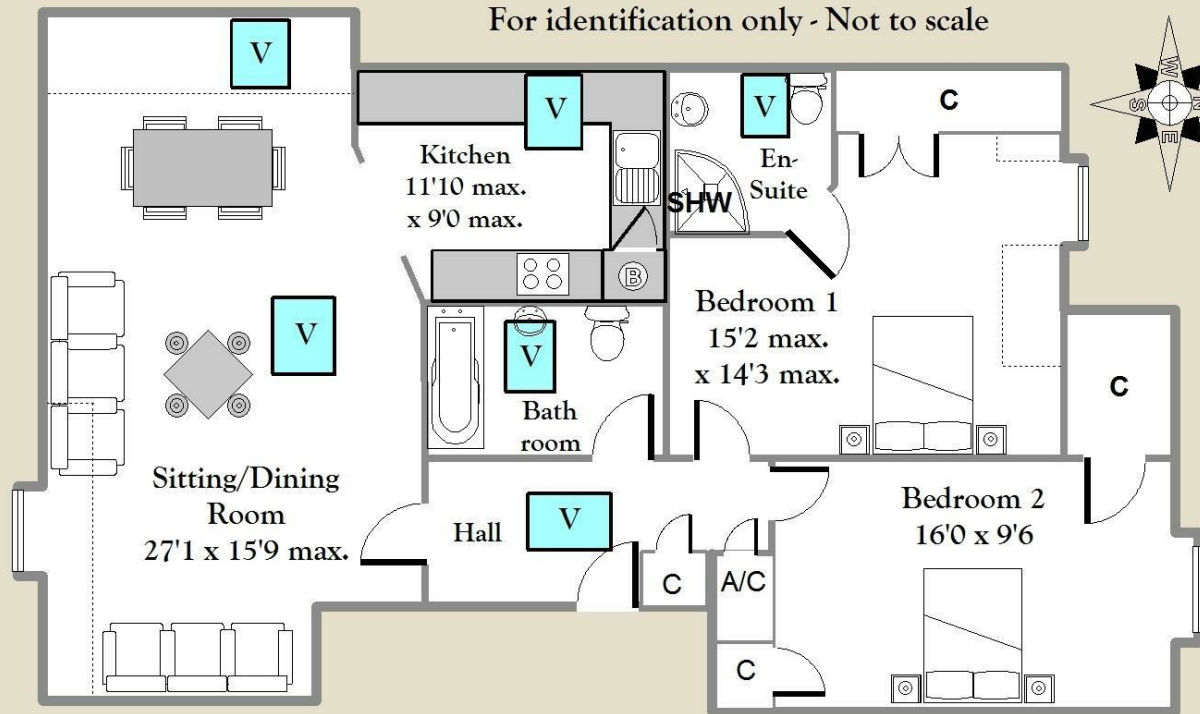




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APPROX GROSS INTERNAL FLOOR AREA 956 sq. ft

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.

