

# HILLIER & WILSON



*Kingsland House, Andover Road, Newbury, RG14 6JL*

## Andover Road Newbury

A beautifully presented two bedroom ground floor apartment located in an executive development on the Andover Road. The property boasts spacious living accommodation measuring in excess of 920 sq.ft, whilst other benefits include gas central heating, uPVC double glazing, stunning communal garden and car port. The accommodation comprises hall, cloakroom, double bedroom with en-suite bathroom and built-in wardrobe, a second double bedroom/office with en-suite shower room, built-in wardrobe and access onto a patio area and communal garden, a dual aspect sitting/dining room and modern kitchen. Externally, there is a well-kept communal garden which has both lawn and patio areas; whilst to the front, there is off road parking via a car port and visitor parking upon entry to the development. Kingsland House is very conveniently located within walking distance of Wash Common which offers good local amenities including several convenience stores, café, doctor's and dentist's surgeries and petrol station. Newbury town centre is just a short drive away, as is the mainline railway station which provides regular direct links to London, Paddington. NO ONWARD CHAIN





- TWO BEDROOM APARTMENT
- GROUND FLOOR WITH ACCESS TO PATIO
  - BEAUTIFULLY PRESENTED
- POPULAR LOCATION IN SOUTH NEWBURY
- ALLOCATED PARKING VIA CAR PORT
  - NO ONWARD CHAIN

Services:

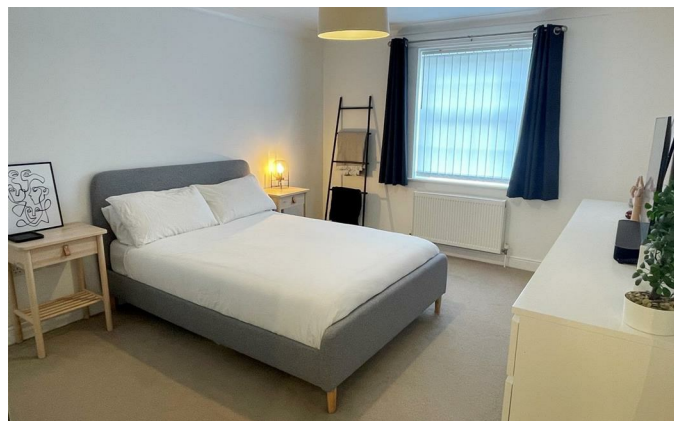
Mains services are connected  
(Service charge applies)

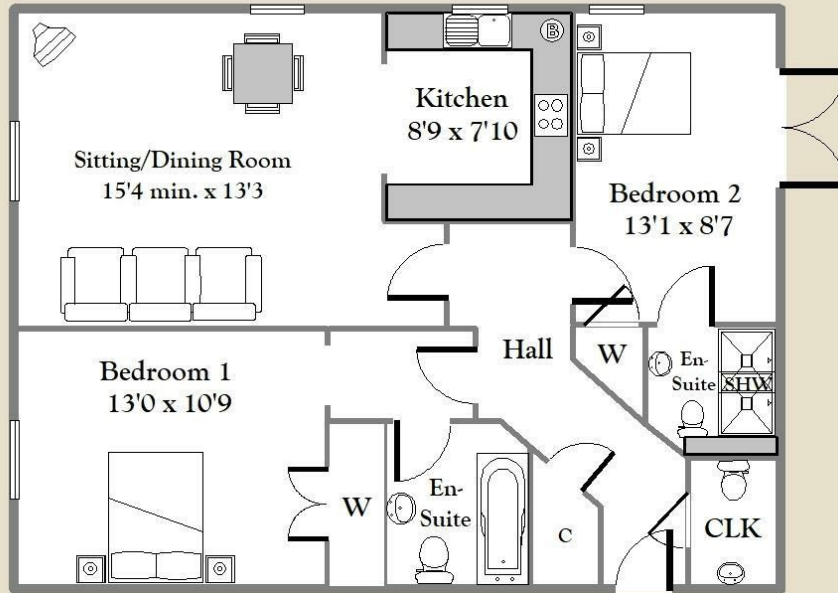
EPC: Rating C

Full results can be sent on request

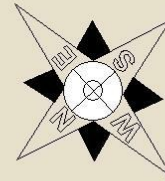
Council Tax:

Band C





## Kingsland House Andover Road



APPROX. GROSS INTERNAL  
FLOOR AREA 928 sq.ft.  
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.