

HILLIER & WILSON



Hillview Place
PRIVATE PARKING
RESIDENTS ONLY

Hillview Place
Newbury

Hillview Place West Street Newbury RG14 1BF

A modern two bedroom luxury flat on the top floor of a prestigious four storey apartment building, completed in 2015 by Bewley Homes. The property is in a prime location just a stone's throw from Newbury town centre and benefits from gas central heating, metal double glazed windows, video entry system, a high specification throughout and approximately six years remaining on the NHBC warranty. The accommodation comprises entrance hall with airing cupboard, modern bathroom, open plan kitchen with integrated Bosch appliances and sitting/dining room with Juliette balcony, a double bedroom and a spacious master bedroom with fitted wardrobe and modern en-suite shower room. Externally, there is an allocated parking space in the private car park to the front of the building. Hillview Place is ideally located in the heart of Newbury town centre, just a short walk from the shops and restaurants on the high street and the mainline railway station which provides regular direct links to London Paddington taking less than an hour. Nearby road links are also excellent with easy access to the A4, A34 and M4 motorway.

Services:

Mains services are connected.
(Service Charges Apply)

EPC:

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

Council Tax:



Band C

Viewing:

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

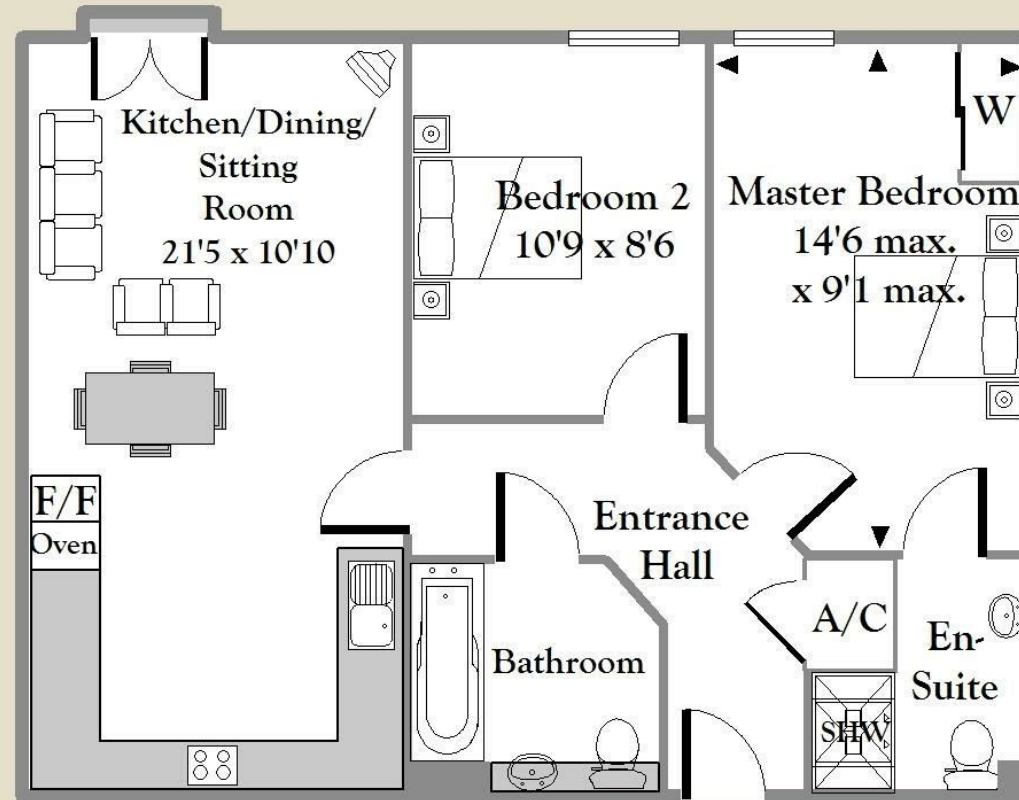
Directions

From the Robin Hood interchange onto the London Road travel onwards and at the clock tower turn left, then proceed onward and take the next right onto West Street where the property can be found on the left.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	80	80
(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	86	86
(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 		



Hillview Place, Newbury



APPROX GROSS INTERNAL FLOOR AREA 629 sq. ft
For identification only - Not to scale - Hillier & Wilson Ltd

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.



Parkway Shopping



Victoria Park Nearby



Newbury Highstreet

