

HILLIER & WILSON



Mayflower House
Rockingham Road

Rockingham Road Newbury Berkshire RG14 5PH

A beautifully presented, modern two bedroom ground floor apartment, ideal for first-time or investment buyers, located within a gated purpose-built development within walking distance of Newbury town centre and railway station. The property benefits from electric underfloor heating, uPVC double glazing, telephone entry system and allocated parking. The accommodation comprises entrance hall with airing cupboard, family bathroom, contemporary open-plan kitchen/dining/living room, master bedroom with en-suite shower room and fitted wardrobe, and a second double bedroom. Externally there is gated off-road parking with one allocated space for the apartment and additional visitor spaces. Rockingham Road is ideally located within a short walk of the shops and restaurants of Newbury town centre, as well as the mainline railway station which provides regular direct links to London Paddington taking less than an hour.

Services:

Mains services are connected.
(Except Gas)
(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

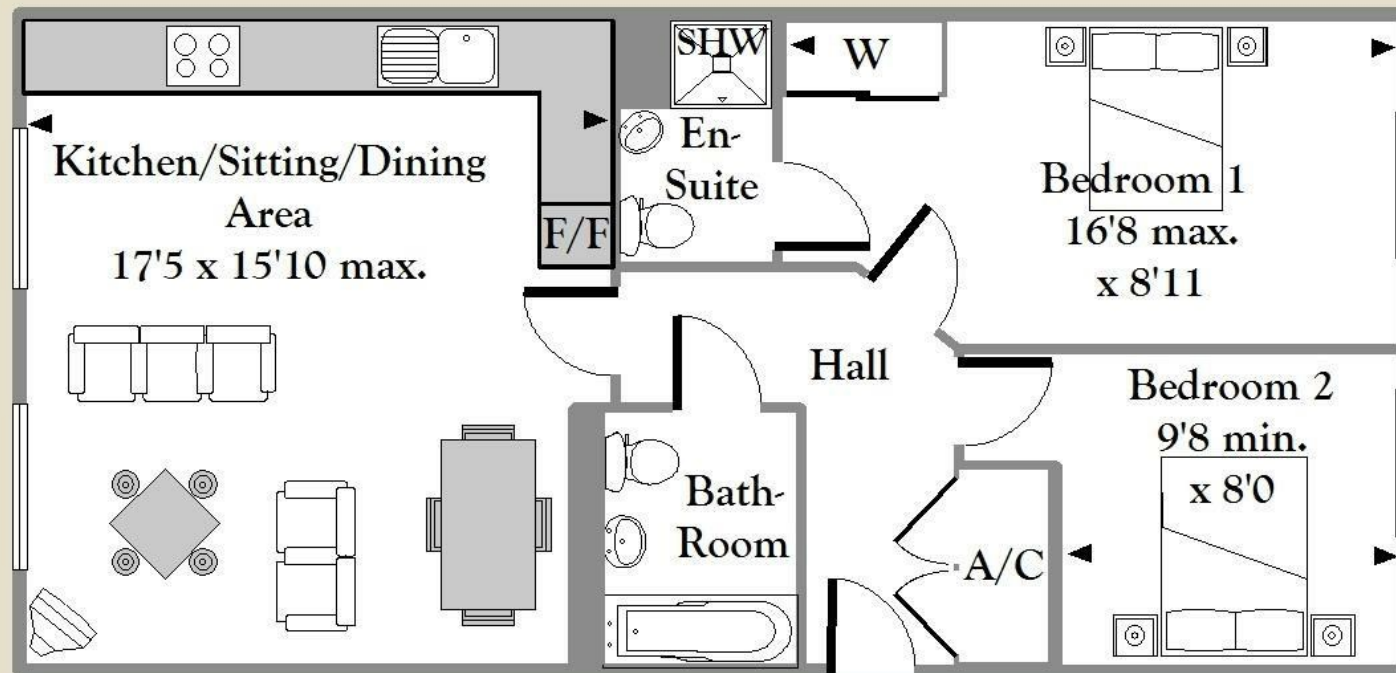
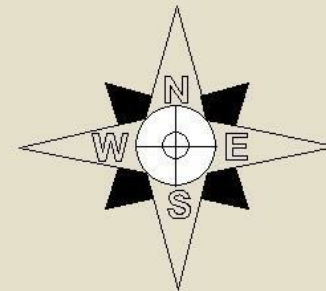
From Hillier & Wilson office proceed west along Pound Street. Take the first right onto Rockingham Road and proceed past St. Michael's Road, Mayflower House will then appear on your right hand side. The entrance is to the rear of the property via electric gates.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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APPROX GROSS INTERNAL FLOOR AREA 660 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.

