

HILLIER & WILSON

Boxshall Court
Pound Street, Newbury

Pound Street Newbury RG14 6BP

A beautifully presented one bedroom ground floor maisonette located within a modern development just a few minutes' walk from the town centre and mainline railway station. This contemporary property would be ideal for the first time or investment buyers and has 'lock up and leave' appeal with benefits including uPVC double glazing, a private balcony, high specification and permit parking. The property comprises entrance hall, double bedroom with decked balcony, modern shower room and open plan kitchen/sitting/dining room. Boxshall Court is very conveniently located just a short walk from the shops and restaurants of Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour. NO ONWARD CHAIN

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 B

Viewing:

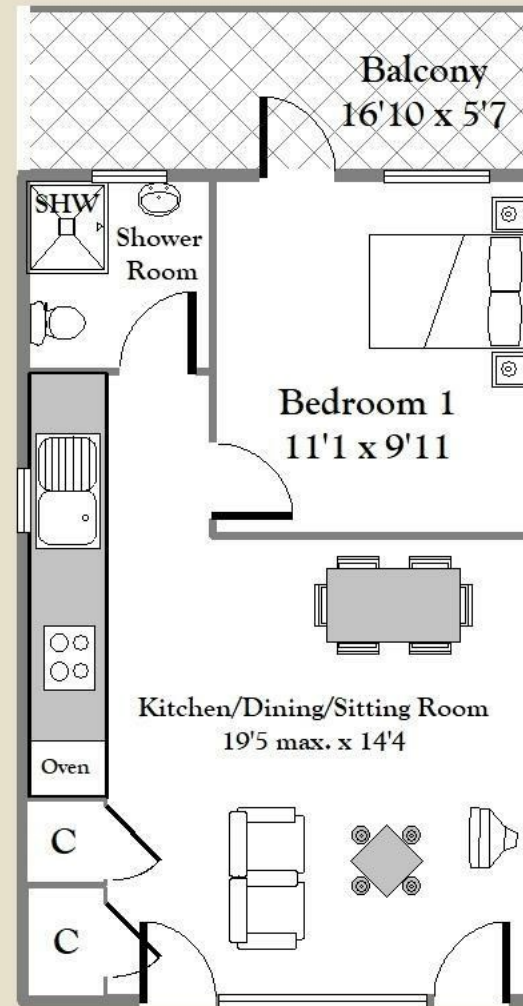
Strictly by confirmed appointment with
Hillier & Wilson
01635 522044



Directions

From the Hillier and Wilson office, proceed on Pound Street and turn right after 'Home Architecture' and the property will be on the left hand side.

H&W



APPROX. GROSS INTERNAL FLOOR AREA 409 sq.ft. (37 sq.m)
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.

