



Hutton Close

Cricketts



Hutton Close, Newbury, RG14 1HF

£245,000



- Well kept communal entrance hall
- Entrance hall with storage cupboard
- Bedroom one with en suite shower room
- Second double bedroom
- Bathroom
- Spacious lounge
- Kitchen
- Allocated parking
- Council tax band C
- Gas fired central heating
- Approx £1200 per annum maintenance charge
- Approx 996 years remaining on the lease

#### DESCRIPTION

A beautifully presented two double bedroom top floor apartment situated in the popular area of Shaw, within walking distance to Newbury town centre and the railway station. There are also two convenience stores, Marks and Spencer's in the B.P. garage, Lidl and B.&M.

#### INTERNAL VIEWING HIGHLY RECOMMENDED

Built by David Wilson Homes to a high standard and has the remainder of the NHBC outstanding. The property has been well maintained by its current owners and is presented for sale in excellent condition throughout.

The accommodation comprises:- communal entrance, hallway, kitchen, lounge, two double bedrooms one of which has an ensuite, family bathroom. One allocated parking space.

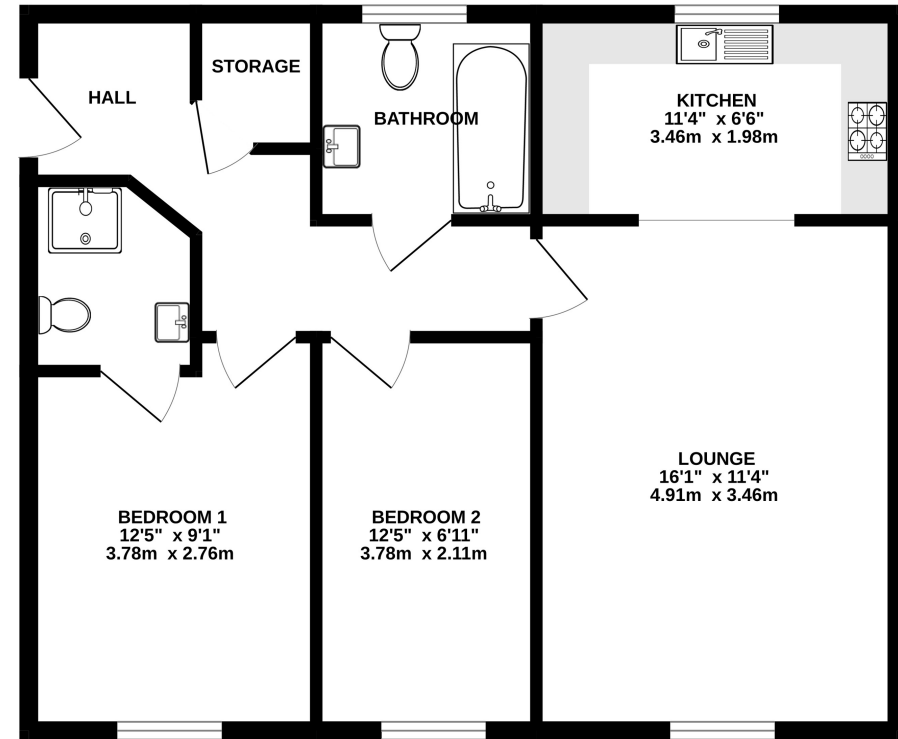
## Directions

From the offices of Cricketts proceed along London Road to the Robinhood Roundabout. Take the 2nd exit onto the B4009 and take the first left into Hutton Close. Continue to the end of the road and take a left and the block flats will be found on your right hand side.

## Local Information

Newbury offers the best of town and country living; being the principal town of West Berkshire, Newbury is a lively market town sitting astride the Kennet and Avon Canal. From Watership Down in the south and the Ridgeway in the North, Newbury is in an area of outstanding natural beauty and enjoys a rich heritage as well as having an excellent range of facilities including the famous Newbury Racecourse and excellent Park Way shopping centre. There are many more things to see, do and explore in and around Newbury, from the 800 year old street market which is held twice a week in the centre of the town, a farmers' market on the first and third Sunday and an Artisan market on the last Sunday of every month. There are a variety of independent shops as well as larger department stores. Entertainment is well catered for with a theatre offering a variety of different shows for all ages, a 7 screen Vue cinema and an independent cinema. There is a wide choice of places to eat and drink including well known bars and chain restaurants to family run restaurants and cafés plus a good range of public houses located in the heart of the town and the surrounding villages. Newbury also has a good choice of health and sports clubs and several popular golf courses. Newbury has fantastic communication links. Reading, Oxford and Basingstoke are within a comfortable distance and there is a mainline train station with frequent intercity trains to Reading and London Paddington. The M4 (junction 13) lies North of Newbury approximately 4 miles from the town centre.

**GROUND FLOOR**  
617 sq.ft. (57.4 sq.m.) approx.



| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92+)  | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> | 83                      | 83        |
| (69-80)  | <b>C</b> |                         |           |
| (55-68)  | <b>D</b> |                         |           |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| England, Scotland & Wales                          |          | EU Directive 2002/91/EC |           |

**TOTAL FLOOR AREA : 617 sq.ft. (57.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



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