



Bewicks Reach

Cricketts

Bewicks Reach, Newbury, RG14 1AP

£220,000



- 🏠 Set behind secure electric gates
- 🏠 Communal entrance hall with security intercom
- 🏠 Kitchen
- 🏠 Lounge/ diner
- 🏠 Two bedrooms
- 🏠 Bathroom
- 🏠 Beautiful South facing communal gardens
- 🏠 Double glazing throughout
- 🏠 Gas fired central heating
- 🏠 Council tax band C
- 🏠 105 years remaining on the lease

DESCRIPTION

Don't miss out on this grand opportunity to buy this executive top floor apartment located, in the heart of Newbury town centre. Situated in this prime, small select gated development. Set in beautiful mature gardens on the banks of the Kennet and Avon Canal.

TO APPRECIATE THE SPACE AND THE AMBIANCE, AN EARLY VIEWING IS HIGHLY RECOMMENDED.

The property has been very well maintained by it's current owner and offers spacious accommodation comprising:- Communal entrance Hall with stairs rising to the upper floors, Hallway, lounge/dining room, kitchen, refitted bathroom and two double bedrooms with built-in wardrobes. There are private secluded gardens with amazing views across the Kennet and Avon Canal. Mainly laid to lawn, interspersed with mature trees and colourful shrubs which offer all year round interest. There are designated seating areas around the gardens where one can relax and enjoy the wildlife whilst absorbing the ambience.

Allocated parking

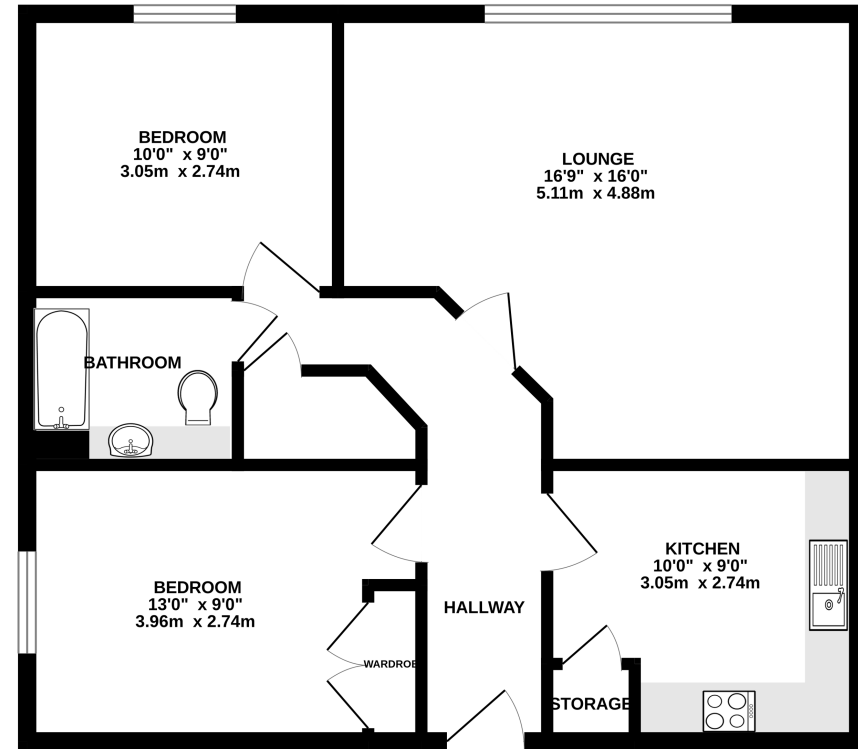
Directions

From the offices of Cricketts Estate Agents proceed along Northbrook Street turning right into West Street on the corner of MacDonald's at the end of the road bear left towards the T-junction. Turn right into Northcroft Lane and Bewick's Reach will be found a short distance on the left. There is a car park close by.

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
625 sq.ft. (58.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 625 sq.ft. (58.1 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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