



Hutton Close

Cricketts



66 Hutton Close, Newbury, Berkshire. RG14 1HF.

£230,000 Leasehold



- Top floor apartment
- Walking distance to Newbury town centre
- Parking
- Open plan living
- Council tax band C
- Two bedroom and two bathrooms
- Modern build
- No onward chain

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

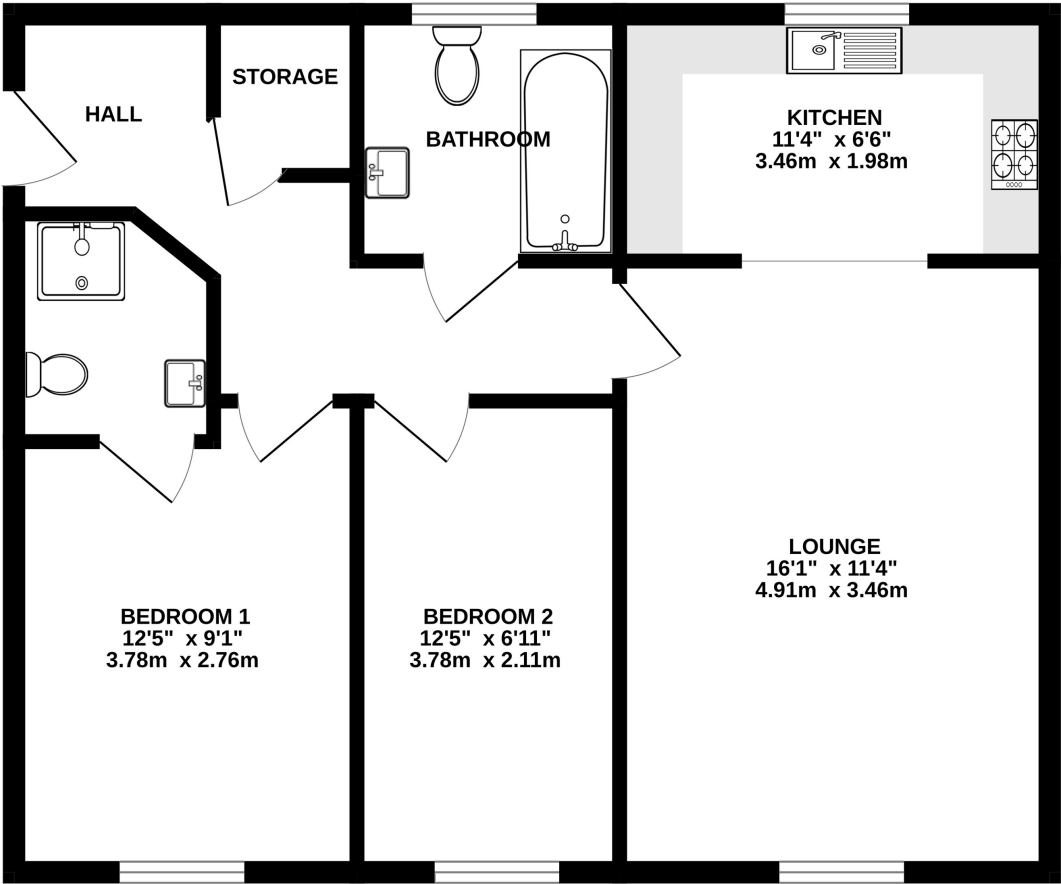
Built by David Wilson Homes to a high standard and has the remainder of the NHBC outstanding. The property has been well maintained by its current owners and is presented for sale in excellent condition throughout.

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





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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	83	83
(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

- **Electricity:** Mains Supply.
- **Heating:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** C

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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