



Crawford Place

Cricketts

Crawford Place, Newbury, RG14 1XQ

£169,995



DESCRIPTION

An two bedroom first floor apartment situated in the Northcroft Park area which is within striking distance of Newbury town centre and the railway station.

EARLY VIEWING STRONGLY ADVISED

The accommodation is very light and airy throughout and comprises:- communal entrance, hallway, lounge/dining room, fitted kitchen, two double bedrooms and bathroom.

Newbury town centre is within walking distance where one can find a wide range of major retailers and recreational sports facilities. There is a choice of restaurants, public houses, cinema. Northcroft park and leisure centre is within walking distance.

-  **Communal Entrance Hall**
-  **Entrance Hall**
-  **Living Room**
-  **Kitchen**
-  **Master Bedroom**
-  **Bedroom Two**
-  **Bathroom**
-  **Communal Gardens**
-  **988 Years Left On The Lease**
-  **£967 Per Annum maintenance charges**
-  **£60 per annum ground rent**
-  **Council tax band C**
-  **uPVC Double Glazing Throughout**
-  **Ideal For Investment Or First Time Buyers**
-  **Walking Distance To Train Station**
-  **Walking Distance To Town Centre**
-  **Sought After Area**
-  **Close To Local Amenities**

Directions

From the Robin Hood roundabout follow the signs for the town centre. Proceed straight over the mini roundabout to the Clock Tower. Turn right and bear left at the next mini roundabout into Old Bath Road and proceed up the hill to the next mini roundabout. Turn left into Strawberry Hill. Take the first right into Cleveland Grove and left into Crawford Place. Turn immediately left and the property will be found in the far block.

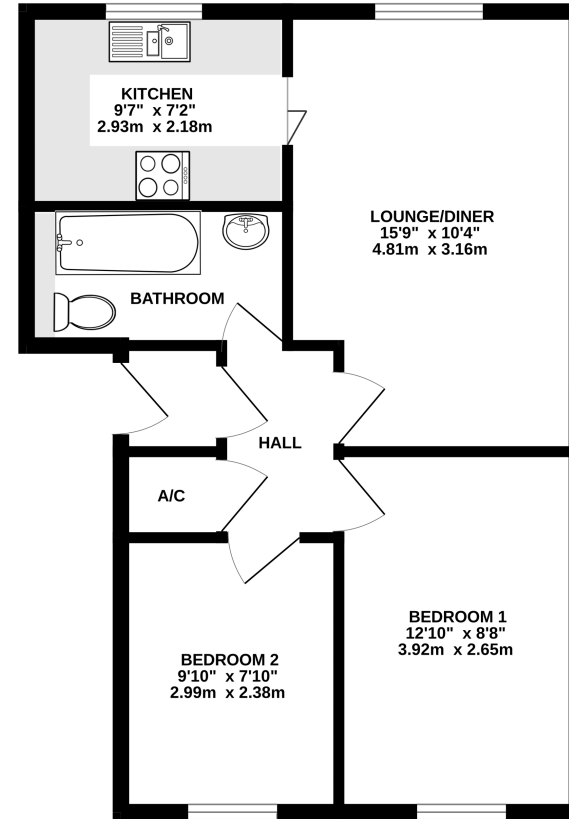
Local Information

The Kennet & Avon canal meanders through Newbury with its interesting narrow boats, cycle tracks and walks along the tow path out to the countryside and to town.

Newbury town has a wide range of major retailers and recreational sports facilities. There are numerous restaurants, public houses and wine bars. Newbury also has a choice of independent and state schools, both Primary and Secondary.

In terms of communications the M4 junction 13 is approximately 4 miles, with the A34 skirting the town. Newbury and Thatcham have main rail connections to London (Paddington).

GROUND FLOOR
510 sq.ft. (47.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 510 sq.ft. (47.3 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.
Made with Metropix ©2023

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.



14 The Broadway Newbury Berkshire RG14 1BA

sales@cricketts.co.uk www.cricketts.co.uk T: 01635 43333

Registered in England

Registration No. 04637744

Vat No. 811609452

