

FOR SALE
£550,000



Monks Lane, Newbury

DESCRIPTION

Welcome to this exquisite and elegant three-bedroom ground floor apartment in Abbeydale, an exceptional residence offering a blend of luxury, security, and convenience. Accessed via impressive wrought iron electronically remote-controlled gates, this property ensures privacy and peace of mind with a comprehensive security intercom system and a burglar alarm installed within the apartment.

Constructed in 2007 by the renowned Campbell and Holmes builders, this apartment showcases top-quality fixtures and fittings, highlighting the superior craftsmanship and attention to detail throughout. The communal entrance is immaculate and meticulously maintained, setting the tone for the high standards evident in the property. Upon entering the apartment, you are greeted by a wonderfully spacious reception hallway that leads to a cloakroom and large, inviting lounge through elegant French doors. The lounge features a bay window, creating a bright and airy atmosphere, and seamlessly connects to a well-equipped open-plan kitchen/dining room. This space is perfect for entertaining, boasting a range of stylish kitchen furniture, granite work surfaces, and integrated appliances. French doors open onto a charming patio area, ideal for outdoor relaxation. The master bedroom offers a serene retreat with an en suite shower room, providing comfort and privacy. There are two additional generously-sized double bedrooms and a beautifully appointed family bathroom. The apartment also benefits from ample storage cupboards, ensuring practicality and convenience for modern living. This remarkable property is a true testament to luxurious living, combining sophisticated design with practical features to create an exceptional home in the heart of Abbeydale.

The communal gardens offers a serene retreat with its beautiful mature gardens. The master bedroom boasts French doors that open onto a private patio. Step outside to discover lush, manicured lawns surrounded by a variety of mature trees, creating a picturesque and tranquil setting. The garden also features inviting seating areas perfect for relaxation and enjoying the natural beauty that surrounds you. Abbeydale Gardens is a sanctuary where comfort meets nature, offering an idyllic lifestyle for its residents.

Allocated parking.

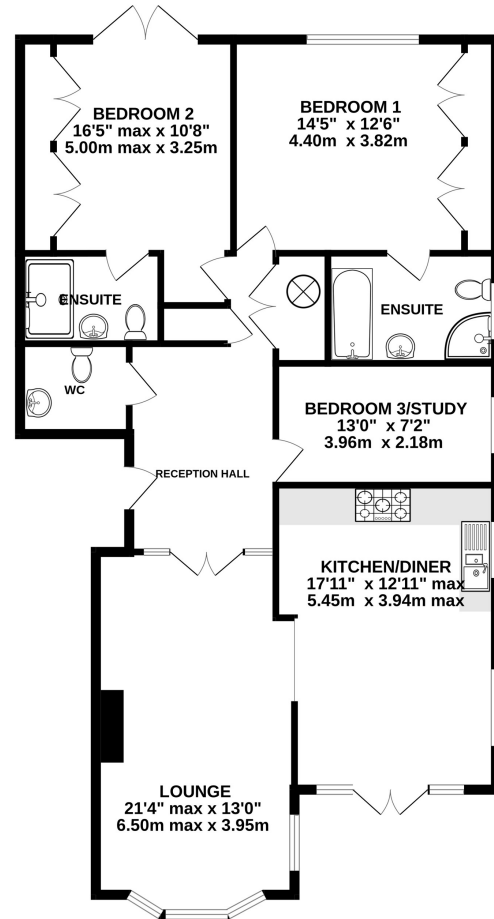


ENERGY EFFICIENCY RATING

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



GROUND FLOOR
1196 sq.ft. (111.1 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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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- 🏠 Impressive wrought iron remote controlled gates
- 🏠 Communal entrance
- 🏠 Welcoming spacious reception hallway with ample storage cupboards
- 🏠 Spacious lounge with feature fireplace and bay window
- 🏠 Large kitchen/dining room with French doors leading to the patio area
- 🏠 Master bedroom with en suite shower room and French doors leading to the communal garden.
- 🏠 Guest bedroom with en suite shower room
- 🏠 Bedroom three, could be utilised as a study
- 🏠 Beautiful mature gardens with a patio for all residents on the ground floor.
- 🏠 Allocated parking for one car.
- 🏠 Share of the freehold



14 The Broadway Newbury Berkshire RG14 1BA

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