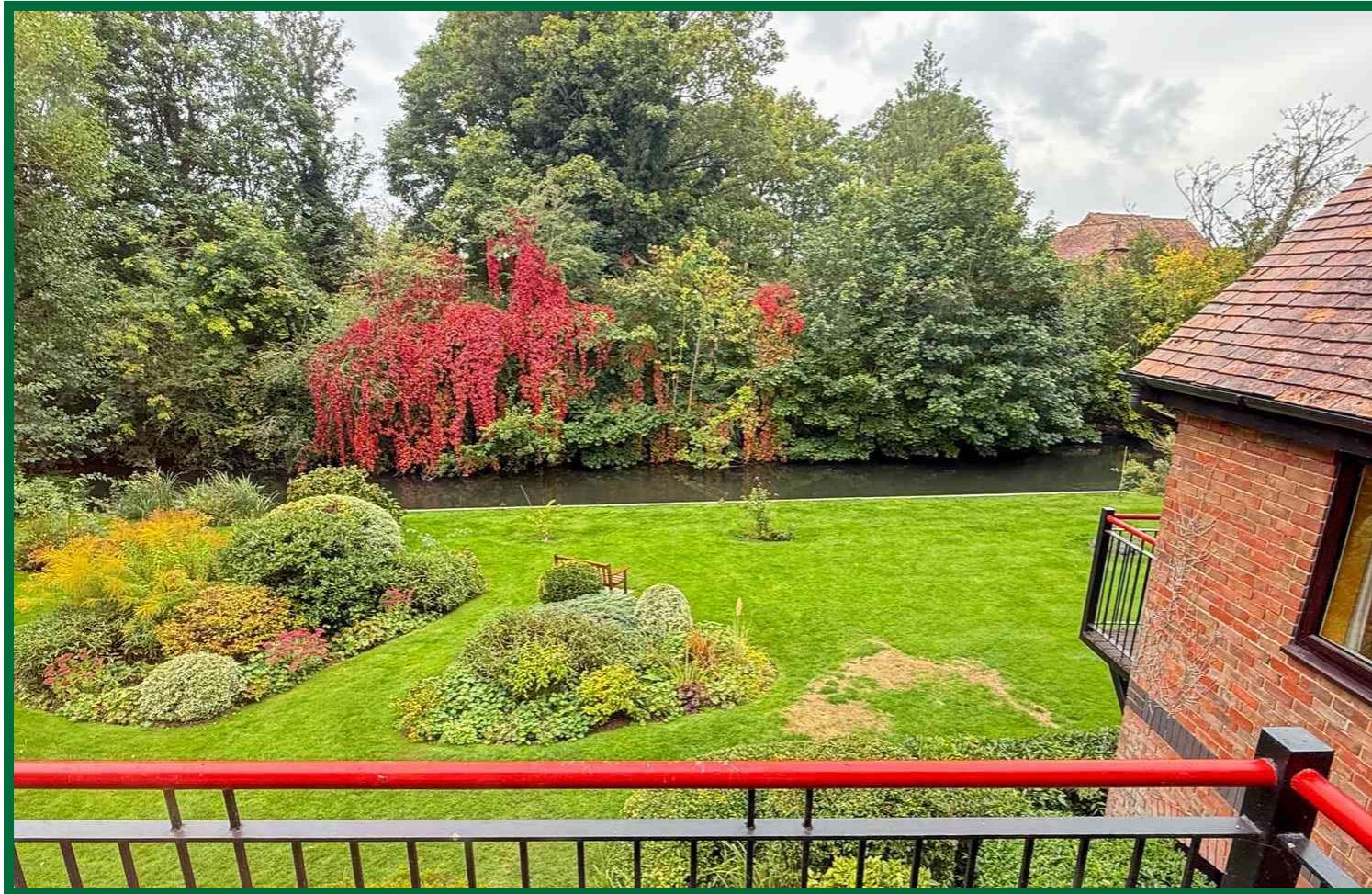




Swan Court

Cricketts



Rarely available to the marketplace is this two bedroom first floor apartment situated in a prime residential location in the heart of Newbury town centre with fantastic frontage onto the River Kennet.

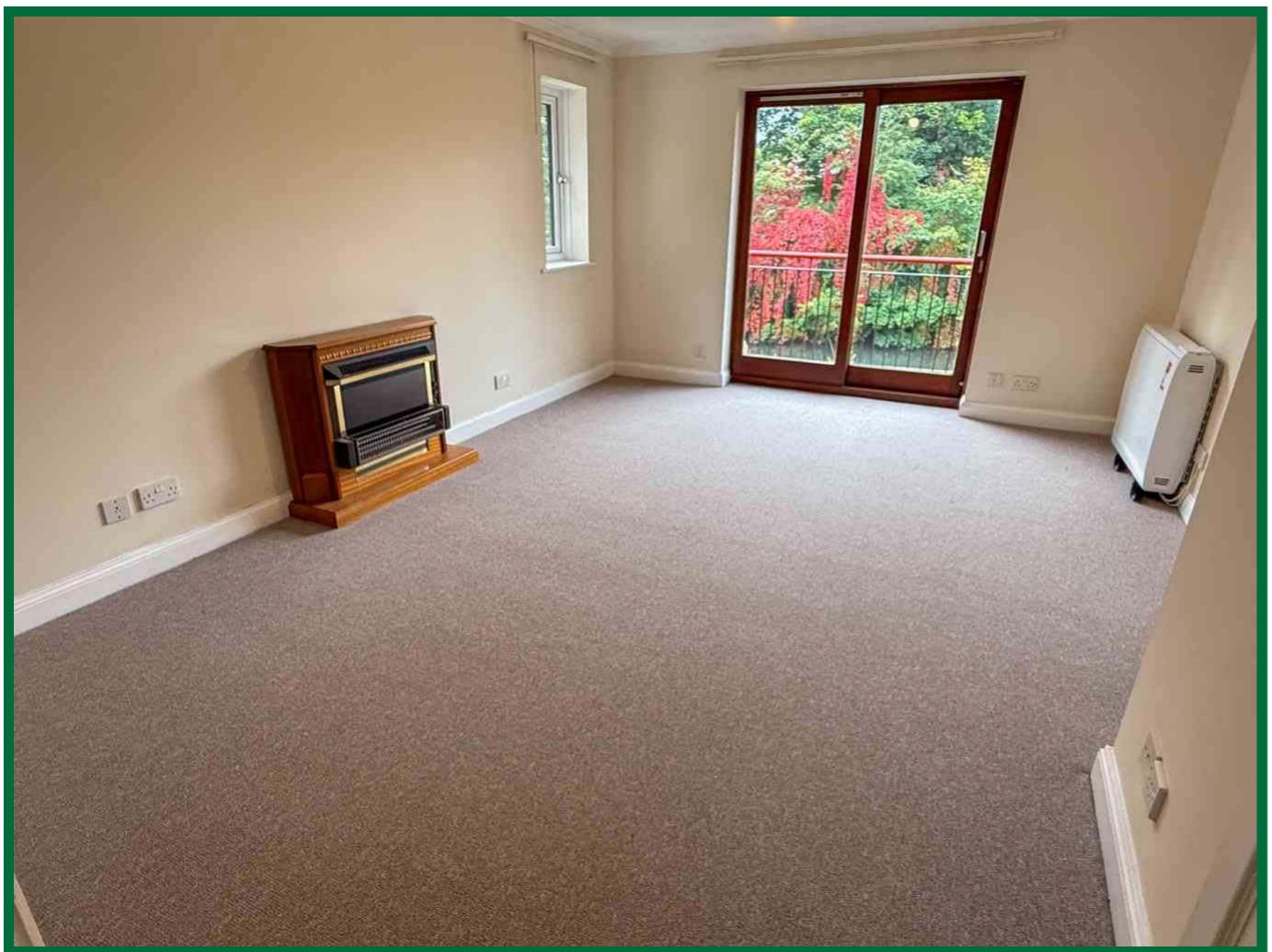
The property is quiet and secluded yet within easy walking distance of the town centre (3 mins) and station (10 mins). The charming, award-winning development of just 20 apartments has conservation status. The accommodation is light and airy and comprises:- communal stairwell (shared by just one other flat), reception hallway, lounge with balcony, kitchen, two double bedrooms both with built-in double wardrobes, and a spacious, recently refurbished, shower room. A ramp gives fully step-free access from ground level. Although so close to the river, you are protected here from flooding by the Newbury Flood Alleviation Scheme.

The south-facing kitchen, living room and balcony afford amazing views over the beautiful mature gardens, the River Kennet and the wooded park opposite. The gardens are managed communally and provide residents with a variety of lawned areas, flower beds, shrubs and fine trees. Residents and their guests may picnic, socialise or quietly contemplate in this peaceful haven.

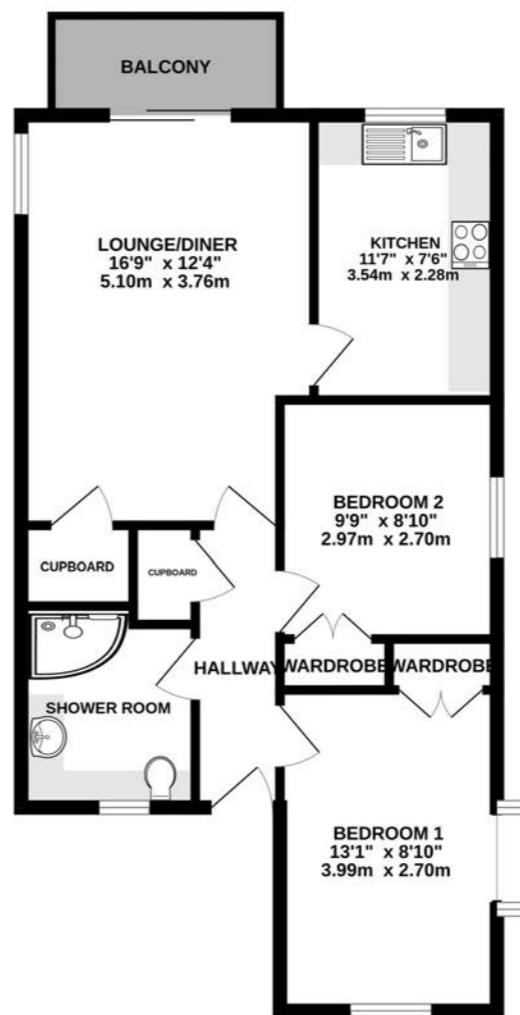
There is an ample residents' off-street parking area.

- NO ONWARD CHAIN
- Walking distance to Newbury railway station
- Walking distance to Newbury town centre
- Two double bedroom apartment
- Views over the River Kennet
- Quiet location
- Residents' car park.
- BRAND NEW DOUBLE GLAZED WINDOWS





GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 631 sq.ft. (58.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(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:** Double Glazing.
Electric. Night Storage.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** B

ABOUT US: We are a well-established, independent and highly-regarded, family run estate agency based in Newbury. Offering a bespoke service to suit your individual needs, we get results.



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