



Gorselands

Cricketts



#### DESCRIPTION

A very spacious ground floor apartment built in 1965 situated in Gorselands which lies to the south of Newbury, a prime residential location which local people aspire to live. There are excellent communication links with easy access to the by-pass, a parade of shops, doctors surgery with a dispensing chemist, the rugby club, cricket club and David Lloyd recreational and sport centres are close by.

TO APPRECIATE THE SPACE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED - NO ONWARD CHAIN.

The accommodation comprises:- communal entrance, hallway with airing cupboard and a large storage cupboard housing the gas and electric meters, spacious lounge/dining room with a door leading to a sun room with patio doors into the garden, kitchen, two double bedrooms each with double wardrobes and a bathroom. The property benefits from a new gas boiler, new double glazed windows and front door.

To the outside there are well kept communal gardens mainly laid to lawn with well stocked flower and shrub borders giving all round year interest.

Single garage with remote control door. There is parking in front of the garage and visitors park on the concrete pathway on the front garden.

- 🏠 Share of the Freehold
- 🏠 Communal entrance hall
- 🏠 Spacious living room
- 🏠 Kitchen
- 🏠 Two double bedrooms
- 🏠 Bathroom
- 🏠 Communal grounds
- 🏠 Garage in a block
- 🏠 Parking to the front of the garage
- 🏠 Gas fired central heating
- 🏠 Council tax band C
- 🏠 £40 per month maintenance charge
- 🏠 New boiler installed September 2022
- 🏠 New windows and front door installed 2023

## Directions

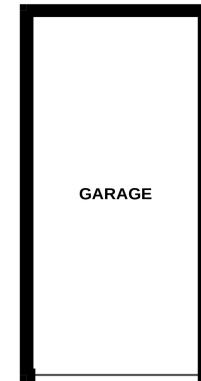
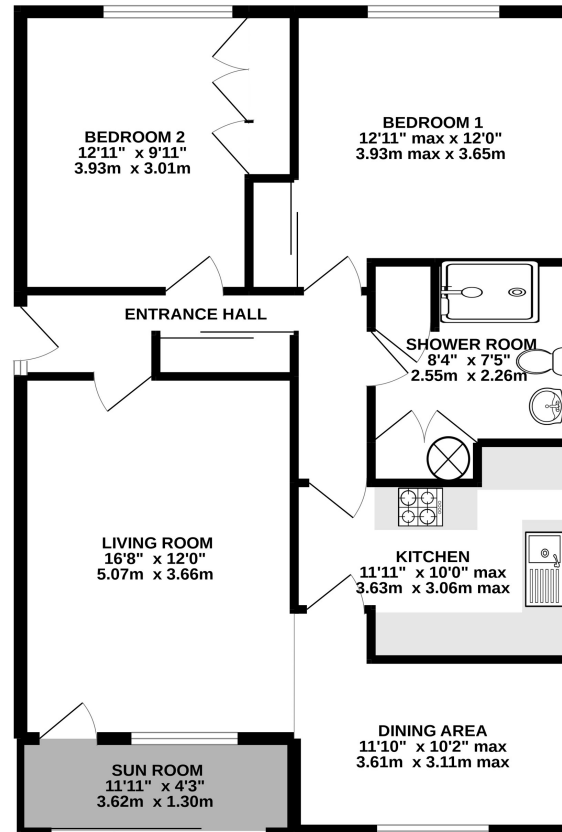
Proceed South on the A339 (Andover Road) for approx. one mile passing by St. George's Church turn right into Gorselands and continue down the hill and the apartment is situated in the block in front of you.

## Local Information

The popular area of Wash Common lies to the south of Newbury town and is particularly renowned for its excellent schools, both primary and secondary. There are some local facilities in the area including a supermarket, a news agent, doctors' surgery with a chemist and a dentist. There are several churches and public houses in the area with Falkland Cricket Club and a brand new David Lloyd fitness centre. Newbury town centre is approximately 1-2 miles away from Wash Common. There are many 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 to a variety of independent shops and larger department stores. For entertainment the town has its own theatre with 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 delightful tea rooms, well known bars and chain restaurants to family run restaurants and public houses located in the heart of the town and the surrounding villages. Newbury has a good choice of health and sports clubs, several golf courses and the famous Newbury Racecourse. Newbury has fantastic communication links. Reading, Oxford and Basingstoke are within a comfortable distance and there is a mainline train station in the town centre with frequent intercity trains to Reading and London Paddington. The M4 (junction 13) lies North of Newbury approximately 6 miles from Wash Common and the A34 can be easily reached by heading south. This provides access to Winchester (South) or Oxford (North). The M3 can also be accessed from Winchester for access into Southampton.

LIVING SPACE  
852 sq.ft. (79.1 sq.m.) approx.

OUTBUILDING  
130 sq.ft. (12.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 982 sq.ft. (91.2 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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