



6 SPEEN HILL CLOSE
Newbury RG14 1QR

Carter Jonas

6 SPEEN HILL CLOSE, NEWBURY RG14 1QR

- Newbury Town and station
(mainline to Paddington) - 1 mile
- M4 (J13) and A34 - 1 mile

private front door · spacious hallway · living room · fitted kitchen · recently fitted bathroom · 2 comfortable bedrooms · great cul de sac location with access to all the town centre facilities · double glazing · garage · Energy Rating C

DESCRIPTION

Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

OUTSIDE

This ground floor maisonette offers well presented spacious accommodation. The entrance hall has storage cupboards and leads to a generous living room and to a modern well equipped kitchen. There are 2 double bedrooms and a recently fitted bathroom with good quality fittings and tiling. The property also offers a private garden at the rear giving all important outside space. The property also benefits from a garage, located in a nearby block.

A WELL-PRESENTED 2 BEDROOM GROUND FLOOR MAISONETTE WITH PRIVATE GARDEN BENEFITING FROM A CUL DE SAC LOCATION AND WELL SITUATED CLOSE TO THE TOWN CENTRE.



ADDITIONAL INFORMATION

Tenure:

Lease 999 yrs from 1967
Ground rent £15 pa
Service charge £843 pa

Services:

Mains electricity, water and drainage, gas fired central heating

Local Authority:

West Berkshire Council - 01635 551111

Council Tax:

Band C

Viewing:

By prior appointment through the Newbury office 01635 263010

Directions:

Please use post code RG14 1QR.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			





Newbury 01635 263000

Newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, Berkshire RG14 1DT

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.