



**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:**

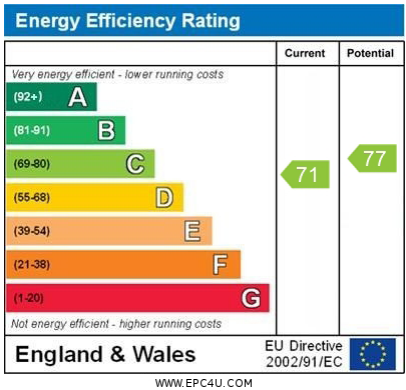
Band C

**Viewing:**

By prior appointment through the Newbury office 01635 263010

**Directions:**

Please use post code RG14 1QR.







**Newbury 01635 263000**

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#### **IMPORTANT INFORMATION**

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