



7 Bewicks Reach

Newbury, Berkshire, RG14 1AP





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Guide £280,000

A fantastic opportunity to purchase a well presented ground floor apartment with mature communal gardens overlooking the meandering River Kennet and a garden area leading directly from the property.

Description

The property is situated in one of Newbury's most sought after central locations at Northcroft Park with good access to all local amenities. Built by the respected Bewley Homes, the property is ideally suited to downsizers looking for a secure and comfortable home that is ideally placed for local shops, GP surgery, swimming pool/leisure centre etc whilst offering the enjoyment of award winning Northcroft and Goldwell Parks, together with open countryside and the canal nearby.

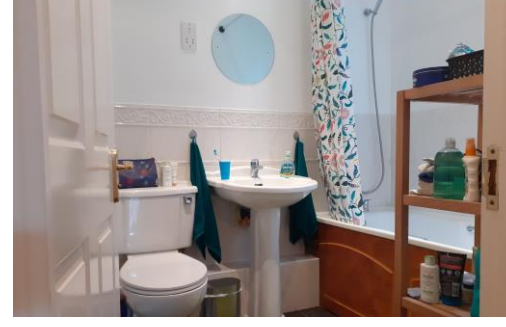
Access to the development as a whole is via distinctive electric gates together with an intercom system for access to the communal hall from which only three flats lead. The accommodation includes wide hall space with high quality laminate floor providing good accessibility. The generous sitting room has French doors directly out onto a garden area which is well tended with paving 'flags', Cotswold stone chippings and mature shrubs. The kitchen is nicely fitted and includes a high specification gas hob, electric oven, washing machine/tumble dryer, dishwasher and fridge/freezer. There are two double bedrooms, both of which have built-in wardrobes. The bathroom has a full length bath with a shower mixer over, tiled floor and a window for natural light and airflow. The property has gas to radiator heating via a Baxi combination boiler. The property also has an

allocated car port for parking and very favourably, this is the nearest to the property, just yards away. A viewing is strongly advised to fully appreciate the unique qualities of this very comfortable home.

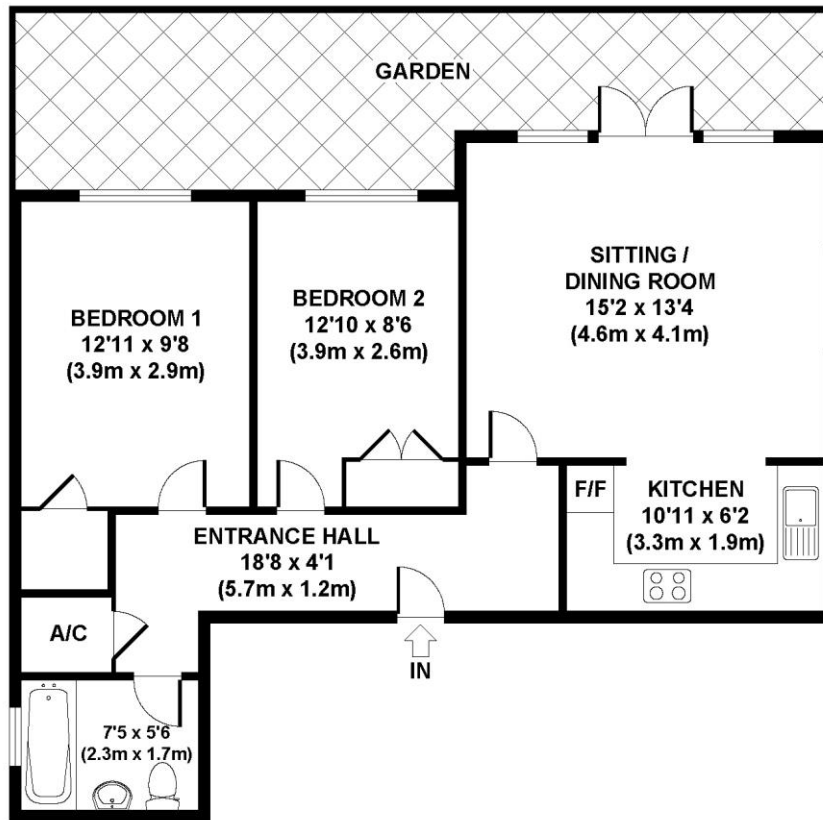
Directions

From our office turn right down the High Street, right at The Bear Hotel and continue on the A4 to Newbury. On reaching Speen turn right opposite Robert Sandilands School into the Old Bath Road. At the mini roundabout turn right into Strawberry Hill and bear right into West Street. At the T junction turn right into Northcroft Lane and Bewicks Reach is along on the left hand side.

- Secure Gated Development
- Intercom Entry
- Generous Hall
- Sitting Room with doors to garden
- Two Bedrooms with built-in wardrobes
- Kitchen with integrated appliances
- Bathroom with natural light
- Gas to Radiator Heating
- Fenced in garden area next to the flat (only used by No.7)
- Riverside communal gardens
- Adjacent allocated car port



To view this property call Marc Allen Estate Agents on **01488 685353**



GROSS INTERNAL FLOOR AREA 690 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 690 SQ FT / 64 SQ M



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
		76 77		78 79	

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