

# HILLIER & WILSON



Boxshall Court, Pound Street, Newbury, RG14 6BP

## Pound Street Newbury

**\*\*IDEAL FOR INVESTMENT BUYERS\*\*** A well-presented one bedroom ground floor maisonette located within a small tucked away development just a few minutes' walk from the town centre and mainline railway station. This contemporary property would be ideal for the first time or investment buyers and has 'lock up and leave' appeal with benefits including uPVC double glazing, a private balcony, high specification and allocated parking spot. The property comprises entrance hall, double bedroom with decked balcony, modern shower room and open plan kitchen/sitting/dining room. Boxshall Court is very conveniently located just a short walk from the shops and restaurants of Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour.

NO ONWARD CHAIN





- GROUND FLOOR MAISONETTE
- IDEAL LOCK UP AND LEAVE
- WALKING DISTANCE TO TOWN CENTRE/TRAIN STATION
  - SUITABLE FOR FIRST TIME/INVESTMENT BUYERS
  - BALCONY TO THE REAR
  - NO ONWARD CHAIN

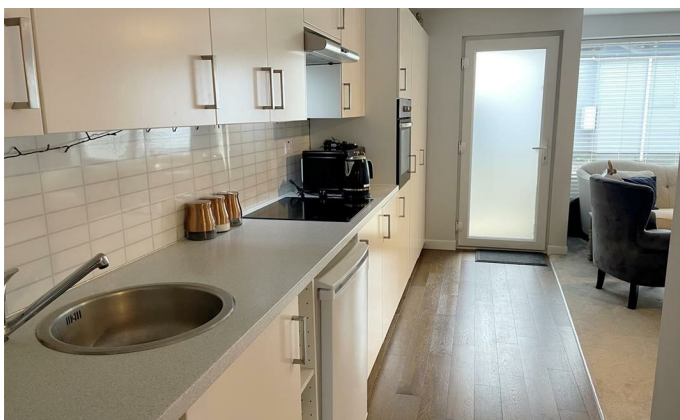
Services:

Mains services are connected (Except gas)  
(Service charges apply)

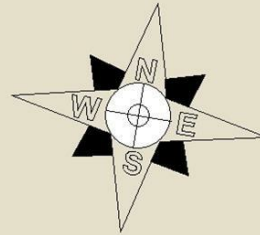
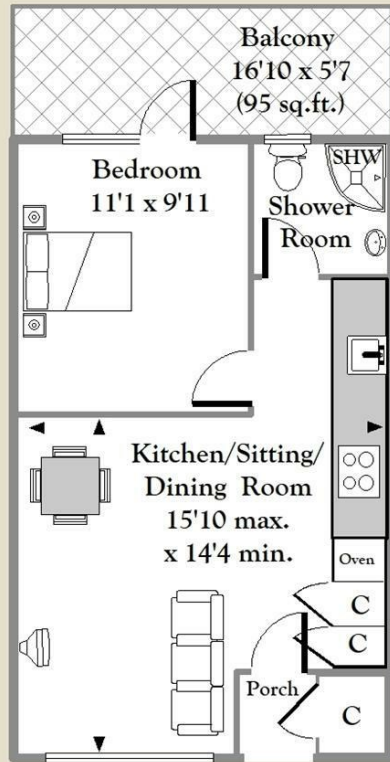
EPC: Rating D

Full results can be sent on request

Council Tax: Band B



# Boxshall Court, Pound Street Newbury



APPROX. GROSS INTERNAL FLOOR AREA 392 sq.ft. (36 sq.m)  
(Excluding Porch & Balcony)  
For identification only - Not to scale - Hillier & Wilson LTD.



Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.