

# HILLIER & WILSON



Washbury House, Andover Road, Newbury, RG14 6NW

## Washbury House Andover Road

A recently re-decorated two bedroom first time floor apartment ideally located in the popular Wash Common area of South Newbury, close to local amenities and Newbury town centre. The accommodation comprises entrance hall, shower room, two double bedrooms (both of which have built in wardrobes), kitchen and a sitting/dining room. Externally the property comes with off-road parking in the private car park, a garage in a block opposite the flats and well-kept communal gardens. Washbury House is very conveniently located within walking distance of Wash Common which offers good local amenities including several convenience stores, café, doctor's and dentist's surgeries and petrol station. Newbury town centre is just a short drive away, as is the mainline railway station which provides regular direct links to London, Paddington. NO ONWARD CHAIN





- TWO BEDROOM FIRST FLOOR APARTMENT
- RECENTLY REDECORATED
- LOCATION WITHIN A SOUGHT AFTER AREA
  - WELL KEPT COMMUNAL GROUNDS
  - GARAGE IN A BLOCK
  - NO ONWARD CHAIN

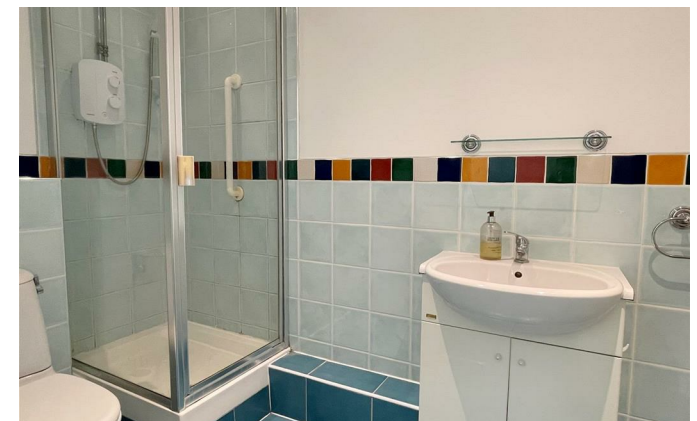
Services:

Mains services are connected (Except gas)  
(Service charge applies)

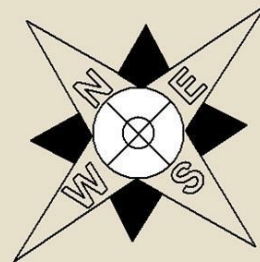
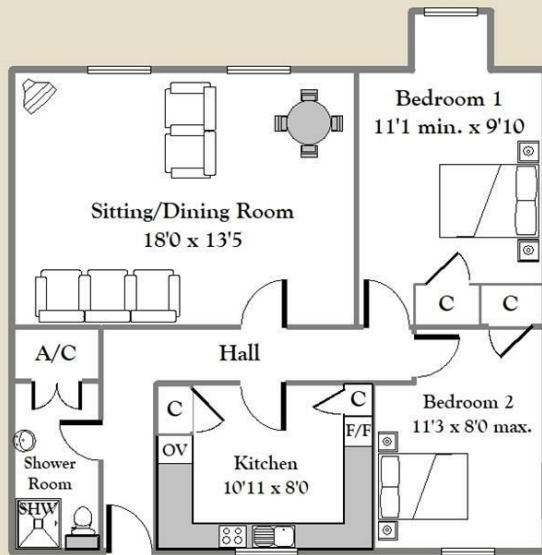
EPC: Rating C

Full results can be sent on request

Council Tax: Band B



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APPROX GROSS INTERNAL FLOOR AREA 715 sq.ft. (66 sq.m)  
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.