



3 Hillview Place West Street Newbury Berkshire RG14 1BF

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Berkshire RG14 1BF**

**Price Guide £215,000 Leasehold**

**This ground-floor apartment is well presented and built to a high specification by well-regarded builders, Bewley Homes. Hillview Place is an extremely desirable development built in 2015 and benefits from a desirable location just off West Street in the heart of Newbury town centre. The front door leads to an Entrance Hall with an airing cupboard and through to a large Sitting Room and beautifully finished open-plan Kitchen area. There are 2 double Bedrooms including a principal Bedroom with a built-in wardrobe and an En suite Shower Room, the accommodation is completed by a fantastic main Bathroom in classic white. Security phone entry system and an Allocated Parking Space.**

**Offered with No Ongoing Chain and to avoid disappointment Early Viewing is Recommended**

**Directions: Leave the Clock Tower proceeding south on Northbrook Street taking the first right into West Street. Hillview House will be found a short way along on the left-hand side.**





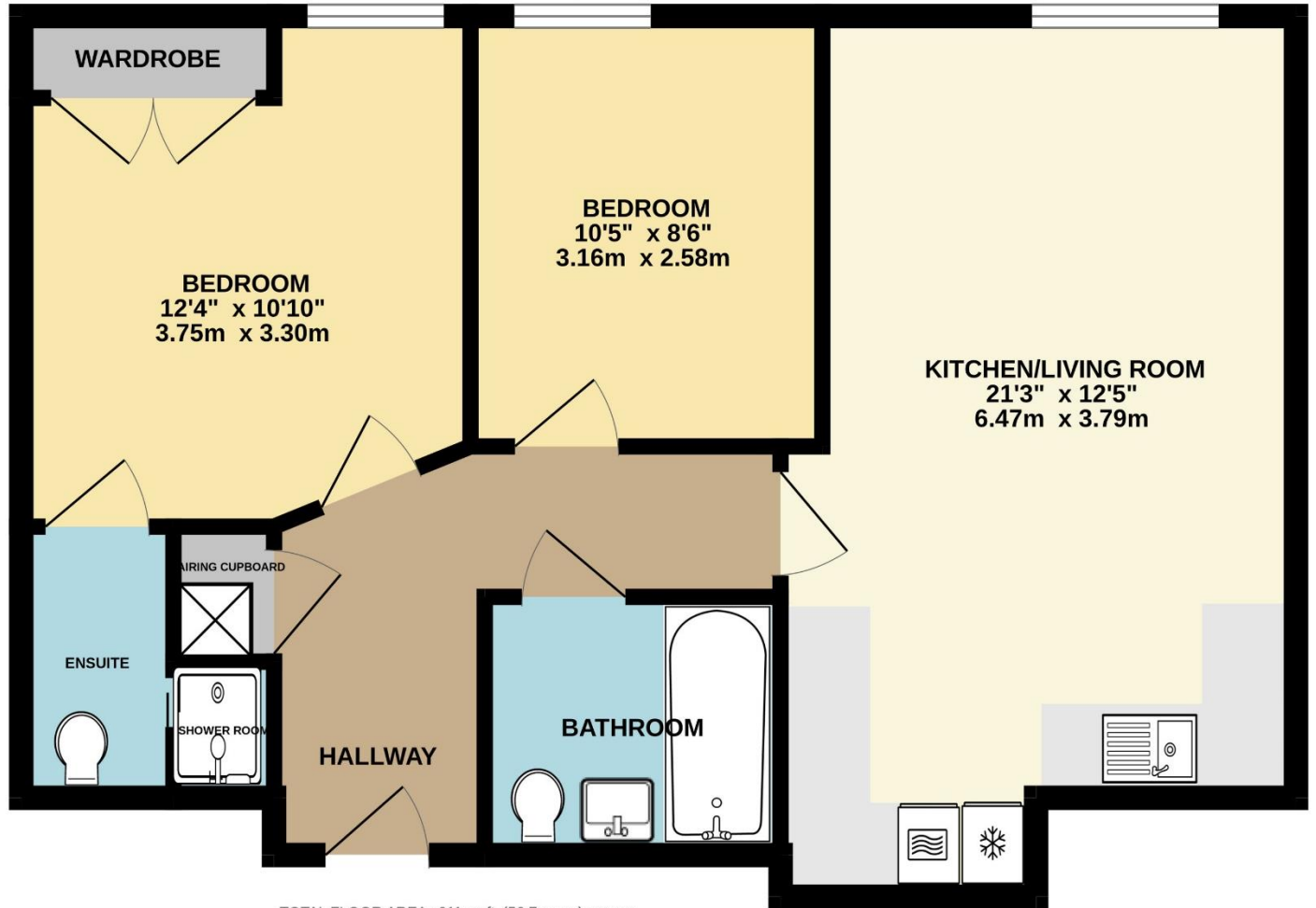
Council Tax Band: C £1835.10 pa  
 Nearest Bus stop: Park Way 0.2 km  
 Nearest Train station: Newbury 0.7 km

Lease Details 117 years remaining  
 Annual ground rent amount: £300 pa  
 Annual service charge amount: £1620.00 approx pa  
 Service charge review period: Annually

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**GROUND FLOOR**  
 611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**NOTE:** Halletts Estate Agents have NOT tested any of the appliances, services, fixtures, or fittings and cannot verify the working order of such. Therefore, we suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor before signing any contract.

