



9 September Court

Craven Road, Newbury, Berkshire, RG14 5BZ

marc allen



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£172,500

A comfortable first floor flat situated in an established and convenient location within the town.

Description

The property has telephone/video entry to the building and the accommodation includes good hall space and a kitchen with integrated appliances. The kitchen opens in to the sitting room/dining room with good natural light from a double glazed sash window. The double bedroom has a built in wardrobe and the bathroom is fitted in traditional white. Outside there is an allocated parking space which is visible from the flat, communal gardens and bin store.

roundabout and then stay left onto Bartholomew Street. Turn right onto Craven Road, follow along and September Court will be found on the right hand side.

Newbury

Newbury is a market town in the valley of the river Kennet. Newbury lies on the edge of the Berkshire Downs, part of the North Wessex Downs Area of outstanding natural beauty. There are lots of independent high street shops, restaurants, walking and cycling trails. It's also the home of Newbury Racecourse, Donnington Castle, the Corn Exchange and The Watermill Theatre, and nearby Highclere Castle (of Downton Abbey fame!). There is also a train service to London Paddington and the M4 can be joined at J13.

Directions

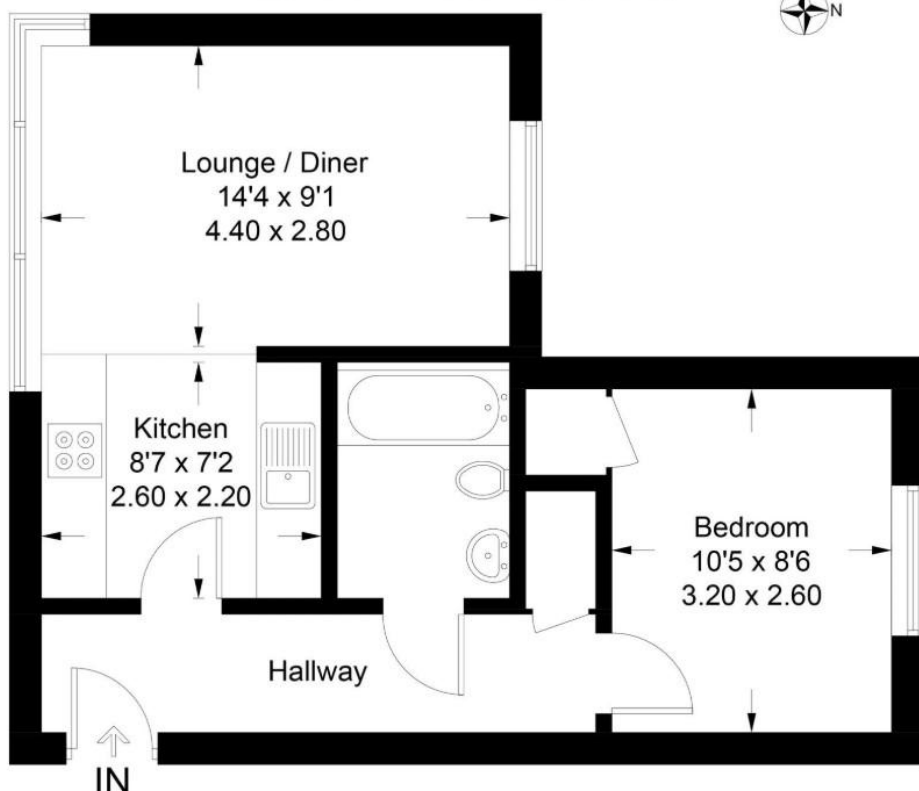
Approaching Newbury, from Hungerford, take the first exit at the roundabout onto the A339 and then go straight over at the next two roundabouts. Turn right into Cheap Street and then turn left onto Market Street. Go straight over at the mini

- Telephone/Video Entry
- Kitchen with Appliances
- Sitting/Dining Room
- Bedroom
- Bathroom
- Communal Gardens
- Allocated Parking Space



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Approximate Gross Internal Area = 38.2 sq m / 411 sq ft



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

Communal door with telephone/video entry

Entrance Hall

Telephone/video entry handset. Cupboard housing electric boiler.

Kitchen

Fitted with a range of wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built in electric oven, hob and extractor. Integrated fridge, freezer, washing machine and dishwasher. Opening to:

Sitting Room/Dining Room

Double glazed sash window.

Bedroom 1

Built in wardrobe. Double glazed sash window.

Bathroom

A white suite comprising panelled bath with a shower attachment and screen, wash hand basin and wc. Heated towel rail. Extractor fan.

Outside

There are communal gardens laid to grass with shrubs and a pathway to the building. Allocated parking space.

Services

All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

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