HILLIER & WILSON



Ilchester Court, Link Road, Newbury, RG14 7LN

Ilchester Court, Link Road, Newbury

A beautifully presented modernised two bedroom duplex apartment set within a former rectory that has been tastefully converted to retain many character features and is conveniently located near the centre of Newbury, just a stone's throw from the railway station.

Ilchester Court is ideal for a variety of buyers including people hoping to get on the property ladder, commuters, anyone hoping to downsize or as a second property. Benefits include owning a share of the freehold, character features throughout, allocated parking, uPVC double glazing and gas central heating.

The apartment is arranged over two floors with the entrance on the first floor of the old rectory; the accommodation comprises entrance hall, kitchen, sitting room, dual aspect double bedroom and modern bathroom; whilst upstairs there is another double bedroom with a cloakroom that has the potential to be converted into an ensuite shower room.

Externally, the property has an allocated parking space and ample visitor parking in the private car park as well as beautifully kept communal gardens that surround the property.

Ilchester Court is ideally located within walking distance of Newbury town centre whilst the mainline railway station situated at the end of the road offers regular direct links to London, Paddington taking less than an hour. It also falls within the catchment area of the highly regarded St John's, St Nic's and St Bart's schools.

NO ONWARD CHAIN









- BEAUTIFULLY PRESENTED TWO BEDROOM DUPLEX APARTMENT
- SHARE OF FREEHOLD OF A CONVERTED PERIOD PROPERTY
- CONVENIENT LOCATION IN CENTRAL NEWBURY NEAR TO RAILWAY STATION
- ALLOCATED OFF-ROAD PARKING & VISITOR PARKING
- FILLED WITH CHARACTER FEATURES & COMMUNAL GARDENS
- *NO ONWARD CHAIN*

Share of Freehold: Annual Service Charge of £1554.68 (Payable Quarterly)
994 Years Remaining on Lease

Services: Mains services are connected

EPC: Rating: D (Full results can be sent on request)

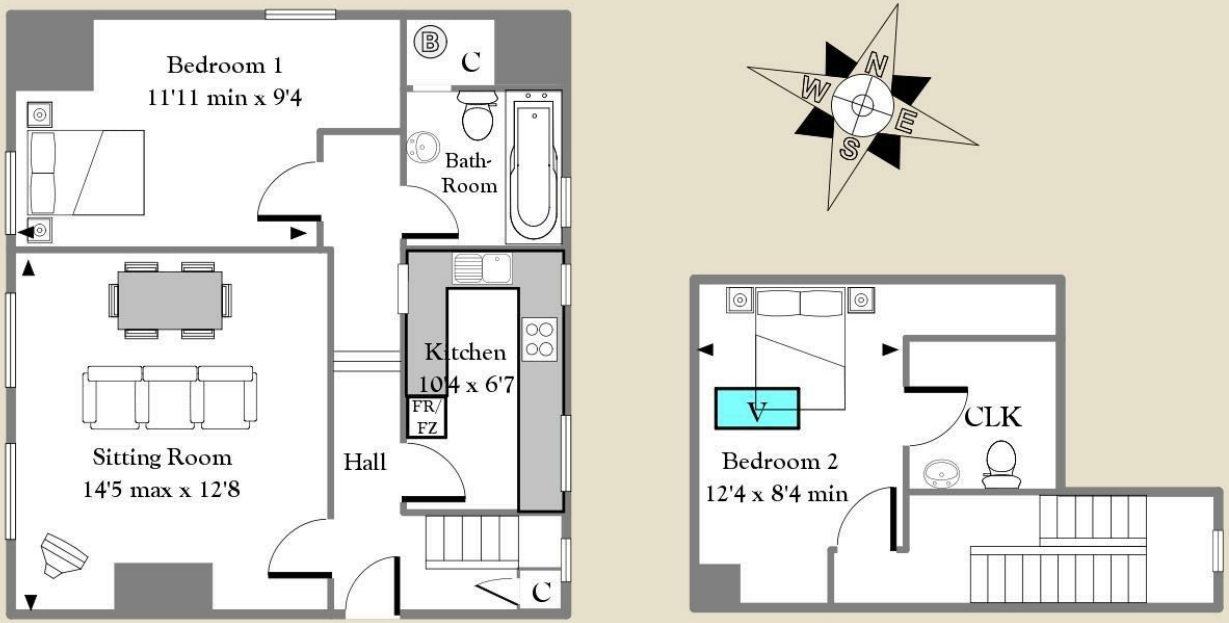
Council Tax: Band: B







Ilchester Court
Link Road, Newbury



APPROX GROSS INTERNAL FLOOR AREA 768 sq.ft.
For indentification 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.

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