



31 CARPENTERS CLOSE
Guide Price £240,000

Carter Jonas

31 CARPENTERS CLOSE NEWBURY RG14 5BU

- Newbury town and mainline station 0.6 miles
- M4 (J13) 4 miles

Separate kitchen with integrated appliances · 2 double bedrooms, main with en suite · private balcony · communal garden · 2 allocated parking spaces and visitors parking · Energy Rating B

SITUATION

Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

DESCRIPTION

This immaculately presented property consists of a secure communal entrance and is located on the second floor in this tucked away location. Entering the property through a generous open entrance hall, with loft access, this apartment has a double bedroom and a main bedroom with en-suite shower room and fitted wardrobes. The living/dining room is finished to a good standard and is modern throughout, leading onto a private west facing balcony. Inside the kitchen the property includes integrated appliances and white goods throughout, along with a family bathroom completing the property.

A BEAUTIFULLY PRESENTED TOP-FLOOR APARTMENT WITH WEST FACING BALCONY, 2 PARKING SPACES AND LOCATED CONVENIENTLY TO NEWBURY TOWN CENTRE AND TRAIN STATION. VIEWING HIGHLY RECOMMENDED.



OUTSIDE

The property benefits from a west facing balcony and two allocated parking spaces along with additional visitors parking available.

ADDITIONAL INFORMATION

Tenure: Leasehold - 117 years remaining

Ground rent £200 per year Service charge £1400 per year
Services: All mains services connected including gas fired central heating

Local Authority: West Berkshire Council - 01635 551111

Council Tax: Band C

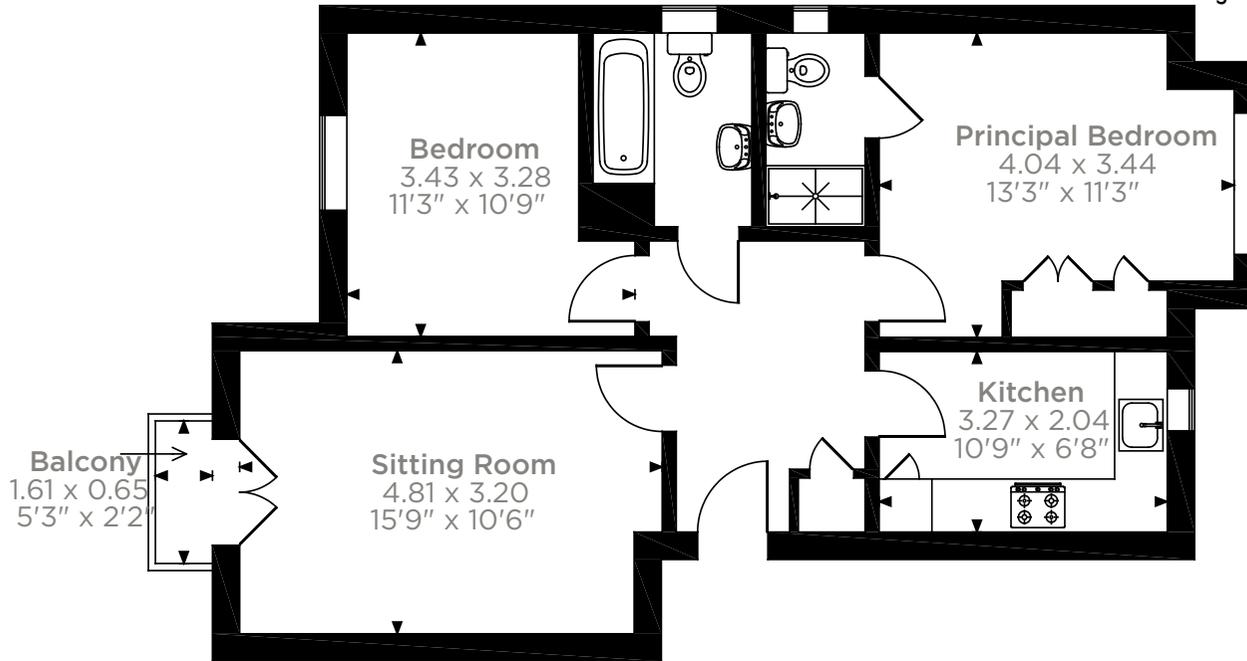
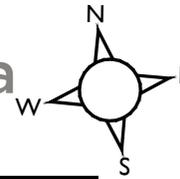
Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG14 5BU



31 Carpenters Close, Newbury

Approximate Gross Internal Area 62 Sq M/667 Sq Ft



Second Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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