



FLAT 2 BOYLES HOUSE

Guide Price £209,950

Carter Jonas

FLAT 2 BOYLES HOUSE STEEL CLOSE NEWBURY RG14 7DT

- Newbury town and mainline railway station less than 1 mile
- A34 and M4 (J13) within easy access
- Walking distance to the retail park and a range of shopping facilities

Smart communal hallway · front door to the apartment with entrance hall and storage cupboard housing the washer/dryer · open plan kitchen/sitting room · double bedroom with built in wardrobe · bathroom · high quality fixtures and fittings throughout · bin and bike store · parking for one vehicle · Energy Rating B

SITUATION

Boyles House is situated in a small, new development called Steel Close which is situated on the south side of Newbury. The property is positioned within easy access of the town centre, mainline railway station and a range of local shopping facilities. 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).

AN ATTRACTIVE 1 BEDROOM GROUND FLOOR APARTMENT, SITUATED IN THIS RECENTLY CONSTRUCTED CONTEMPORARY STYLE BUILDING, FINISHED TO A HIGH SPECIFICATION, WITH WALKING, AND GOOD ACCESS FOR THE TOWN CENTRE, ROAD AND RAIL NETWORKS.



DESCRIPTION

Flat 2 Boyles House is a ground floor, one bedroom apartment situated in a small block of only five properties. The property was constructed by highly respected local builders, Palady Homes and it has been built to a very high standard with high-quality fixtures and fittings throughout. The property has a modern, contemporary feel and provides a smart communal entrance hall, with entry telephone, entrance hall in the property with a useful cupboard housing the washer/dryer and providing more storage space, the open plan kitchen/sitting room has been well planned so there is a compact, very workable kitchen the a range of units, breakfast bar and built-in appliances including an oven, dishwasher and hob with extractor above. At the rear of the property there is a double bedroom and a well-appointed bathroom with a bath with shower above.

OUTSIDE

There is a parking space allocated to the apartment, an area of open communal and a bike shed and bin store.

ADDITIONAL INFORMATION

Tenure: Leasehold 150 years from 2020

Ground Rent: £200 per annum

Service Charge: £1,200 per annum

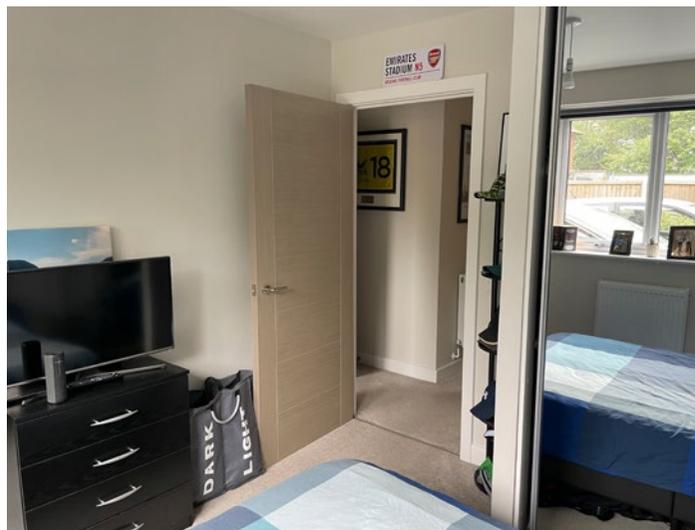
Services: All main services connected, including gas fired central heating

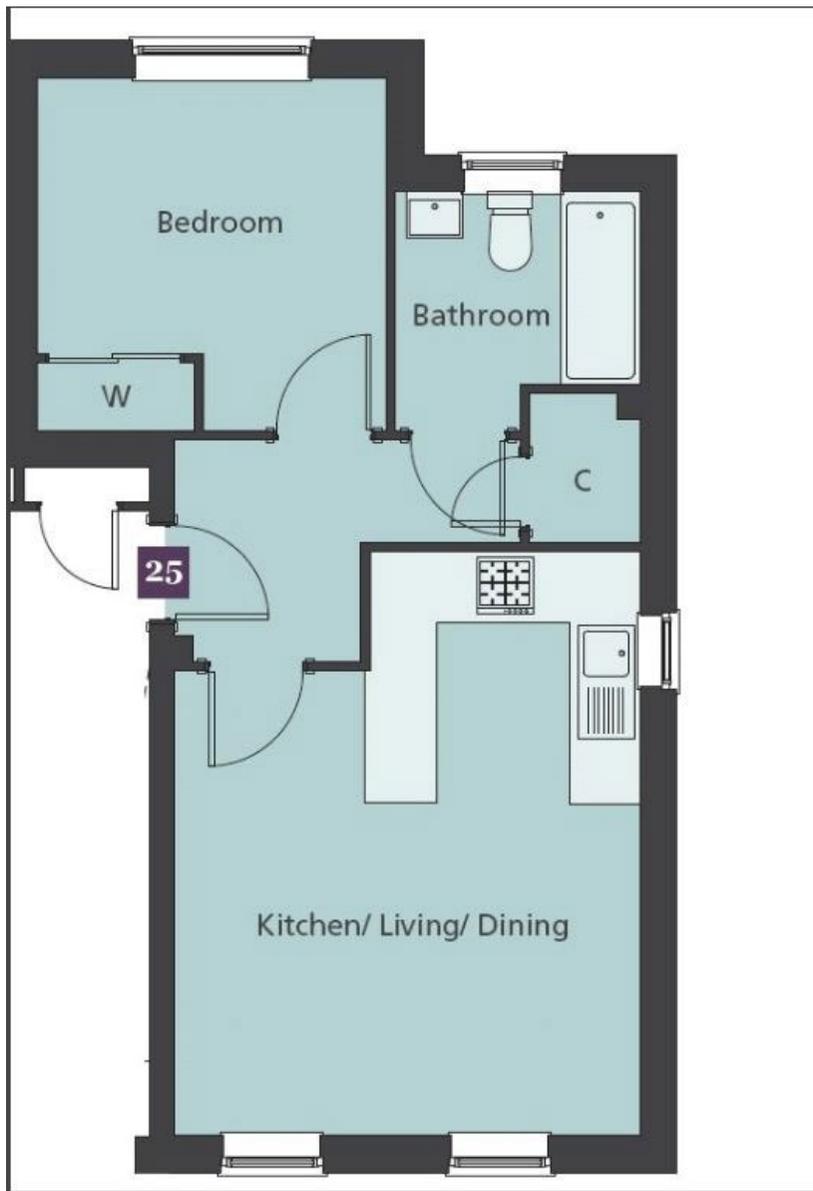
Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band B

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG14 7DT





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

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