

54 Hutton Close, Newbury, Berkshire, RG14 1HF

Leasehold

Guide Price **£230,000**

jones robinson

SIMUL MOVERE



An immaculate 2-bedroom, first floor apartment situated in a quiet, modern development within easy reach of Newbury town centre.

- Available at 50% - 100% share
- Allocated parking
- First floor
- Beautifully presented
- Over 120 years remaining on lease
- Walking distance to town centre
- Ideal first time buy

SITUATION

Hutton Close is conveniently situated within the popular Shaw area of Newbury, offering an excellent balance of local amenities and easy access to the town centre. A range of nearby shops and everyday conveniences are within easy reach, whilst Newbury town centre provides a wider selection of high street retailers, independent shops, cafés, restaurants and bars, together with the Parkway Shopping Centre.

For commuters, Newbury railway station is within walking distance and provides regular services to Reading and London Paddington. The property is also well placed for access to the A34 and M4, providing road links towards Oxford, Basingstoke and beyond.

The surrounding area also offers a choice of local schools, recreational facilities and green spaces, making this a convenient location for a variety of buyers

DESCRIPTION

Situated on the first floor, the apartment is accessed via an entrance door opening into a welcoming hallway, providing access to the accommodation and benefiting from useful built-in storage cupboards.

The spacious open-plan kitchen/dining/living room is positioned to the rear of the apartment, creating a sociable space for both relaxing and entertaining. The kitchen is fitted with a range of wall and base units, contrasting work surfaces and a built-in oven and hob, with space for further appliances. There is ample room for both dining and lounge furniture, with plenty of natural light and a Juliet balcony providing an attractive feature to the living area.

There are two bedrooms, with the principal bedroom being particularly generous in size, comfortably accommodating a large double bed alongside additional bedroom furniture, with plenty of space remaining. The second bedroom is also a good-sized room, and would work well as a guest room, study or walk in wardrobe.

Completing the accommodation is a modern bathroom fitted with a panel-enclosed bath and shower over, wash hand basin set within a vanity unit and WC.













OUTSIDE

Outside the property benefits from an allocated parking space which is close to the front door. There is also visitor parking within the development.

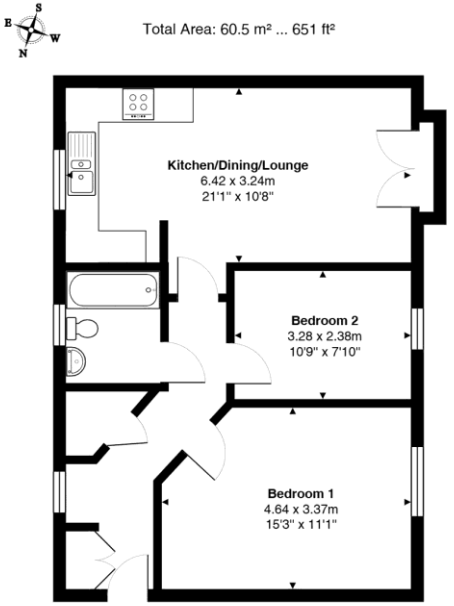
What3words: riders.toned.daisy

SERVICES & MATERIAL INFORMATION

All mains services connected. The property operates on gas central heating.
Council tax band: C
Energy efficiency rating: B
Leasehold Information
Length of lease (years remaining): 120 years from date of listing
Annual ground rent amount: N/A
Ground rent review period: N/A
Annual service charge amount: £1890
Service charge review period: Annual

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All measurements are approximate and for display purposes only

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