



Hawthorn Road, Newbury  
Berkshire, RG14

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

PEDESTRIANS



# Two Bedroom First Floor Town Apartment with Parking & Garden

Open Plan Kitchen/Dining/Living Room | Master Bedroom | Guest Double Bedroom | Family Bathroom | Fenced Rear Garden | Allocated Parking Space

Guide Price £239,950 Leasehold

### Description

An exciting opportunity to purchase one of two brand new open-plan apartments which are currently under construction. Each apartment benefits from its own entrance, allocated parking to the front of the property, and with its own garden to the rear.

39b Hawthorn Road is arranged over two upper floors, with a living room, having views over the rear garden, which opens into the dining area and kitchen. Bedroom 2 is also on this floor whilst Bedroom 1 is located on the top floor with a bathroom and good storage space on the landing.

The apartment is presented with fitted kitchens with integral appliances, well appointed bathrooms, neutral decor throughout and good lighting, largely with downlighters.

### Outside

Allocated off street parking is provided to the front of the property, and there is plenty of parking for additional cars / visitors on the street.

The rear garden is to be denoted with fencing to provide seclusion, and of course incoming purchasers will have a blank canvas from which to create the garden of their choice.

### Location

This accessible location offers access to rail and road

communication routes including the M4 motorway (junction 13) via the A34 Newbury bypass, and A4 towards Hungerford and Marlborough.

The amenities in Newbury town centre are all easily accessible, including large Waitrose and Aldi stores locally, the new Parkway shopping mall, its own theatre and cinema and a choice of excellent restaurants. Good rail links are offered with Newbury Rail Station providing access to London Paddington in under an hour. Victoria Park provides a scenic walk to the town towards the Kennet and Avon canal and the centre of the town.

### Additional Information

Services: All mains services connected. Gas central heating. 125 Year Lease, £200 Ground Rent Per Annum doubling every 25 years.




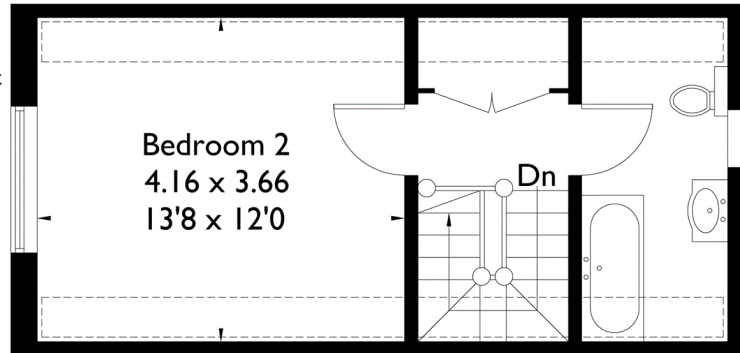
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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## Hawthorn Road, Newbury

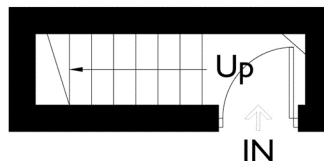
Approximate Gross Internal Area = 73.8 sq m / 794 sq ft

 = Reduced headroom below 1.5m / 5'0

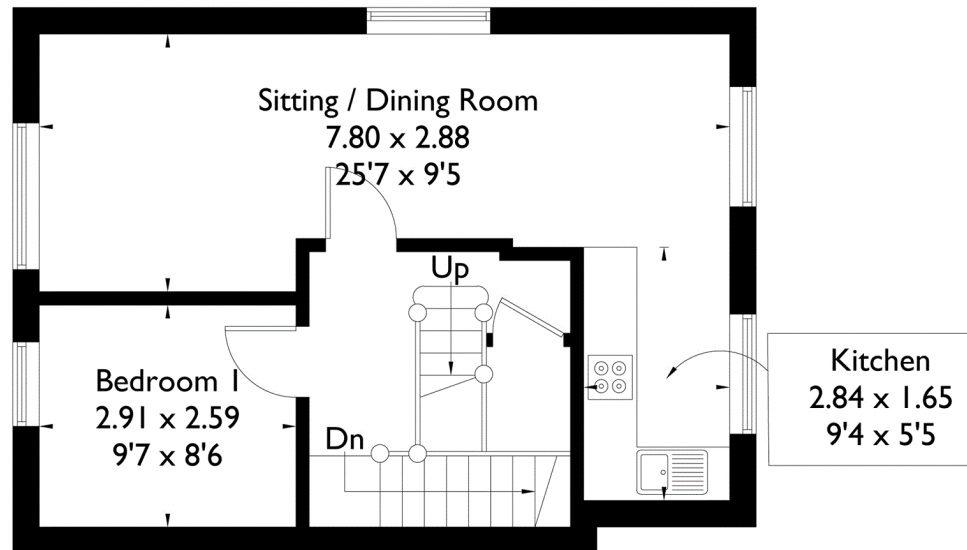


### Second Floor

Floorplanz © 2017  
0203 9056099 Ref: 198424  
  
This plan is for layout guidance only.  
Drawn in accordance with  
RICS guidelines. Not drawn to  
scale, unless stated. Windows &  
door openings are approximate.  
Whilst every care is taken in the  
preparation of this plan, please check  
all dimensions, shapes & compass  
bearings before making any  
decisions reliant upon them.



### Ground Floor



### First Floor

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

