



53 HERMITAGE GREEN

Guide Price £229,950

Carter Jonas

53 HERMITAGE GREEN HERMITAGE RG18 9SL

- Newbury town and mainline station 4.5 miles
- A34 & M4 2.5 miles

Communal entrance hall · hallway · living room/dining room with double doors to a balcony · high quality fitted kitchen with fully integrated appliances · bathroom · principal bedroom with ensuite shower room · second double bedroom · both with fitted wardrobes · double-glazing · long lease with minimal service charge · off street parking for one car · well located in this prestigious development within reach of local shops and pubs · Energy Rating B

SITUATION

Hermitage is a popular village north-east of Newbury. There is an active community and good village facilities including a shop/post office, butcher, church, pubs, garage, village hall and primary school. The village lies in the folds of beautiful Downland countryside, which provides good walking and riding, and it is within easy reach of a good variety of recreational facilities including golf courses and country parks. It is well placed for travel on all major routes, with access to the A34 and M4 at junction 13.

DESCRIPTION

53 Hermitage Green is a well presented first floor apartment built to a very high standard. One of four apartments in an impressive looking building there is a communal front door and hallway leading to stairs to the first floor landing. The entrance hall is spacious and gives access to all rooms. The accommodation flows nicely with a feeling of light and space, there is a comfortable living room with dining area benefiting from double-glazed windows and doors opening to a balcony. The living room opens to a high quality fitted kitchen with dark work tops and fitted wall and base units with under unit display lighting. All appliances are fully integrated and include fridge, freezer, dishwasher, oven and gas hob with extractor.

A BRIGHT AND SPACIOUS FIRST FLOOR APARTMENT BUILT TO A HIGH SPECIFICATION BY RENOWNED BUILDERS BANNER HOMES. THE APARTMENT BENEFITS FROM 2 BEDROOMS INCLUDING A PRINCIPAL WITH ENSUITE, OFF STREET PARKING AND IS WELL LOCATED FOR THE M4 AND A34.



The principal bedroom offers a double wardrobe and a well equipped ensuite shower room with half height tiled walls and stylish white sanitaryware, the second bedroom also provides plenty of room for a double bed and again benefits from a built in wardrobe.

OUTSIDE

The property benefits from parking for one car.

ADDITIONAL INFORMATION

Tenure: Leasehold - 105 years remaining. Ground Rent is £250 per annum. Service Charge is £250 per annum

Services: Mains electricity, water and drainage, gas fired central heating

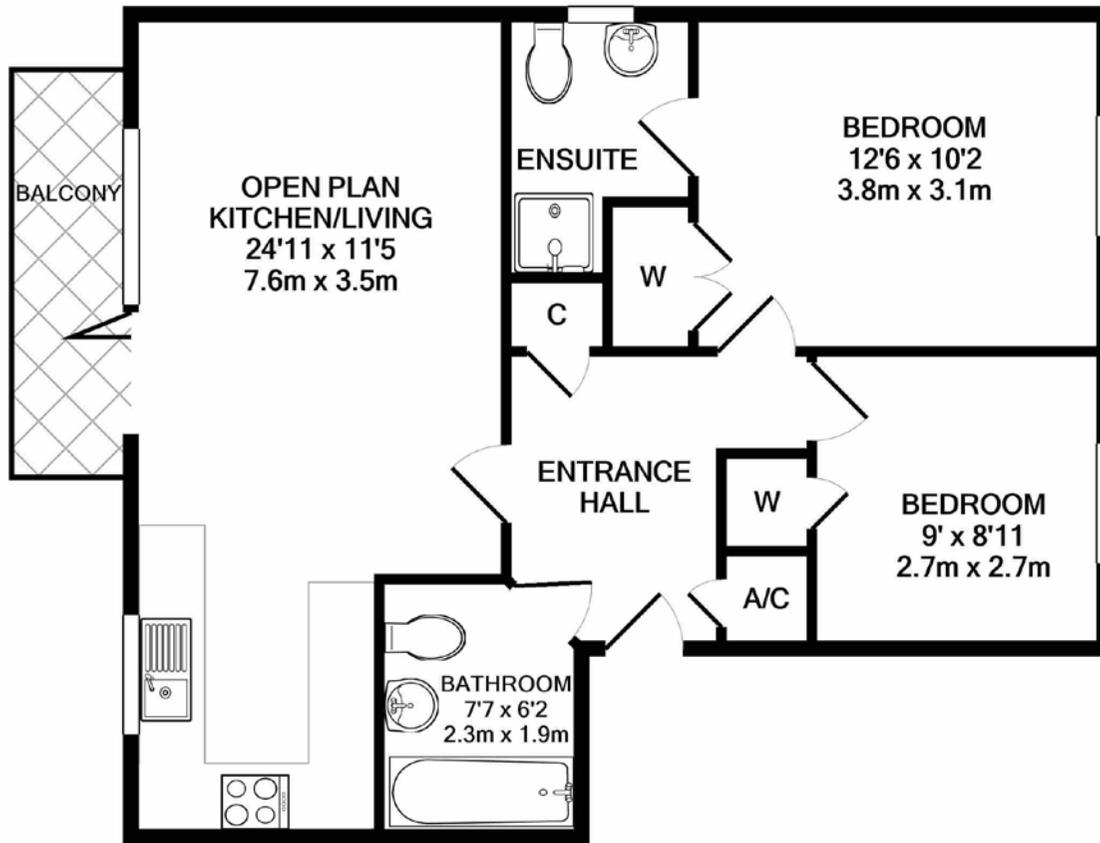
Local Authority: West Berkshire Council - 01635 551111

Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: From Newbury follow the B4009 signposted to Hermitage. As you enter the village turn right at the small roundabout and follow this road into the Hermitage Green development. Take the first turning right and follow the road round to the left, the apartment can be found on the left hand side.





TOTAL APPROX. FLOOR AREA 648 SQ.FT. (60.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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