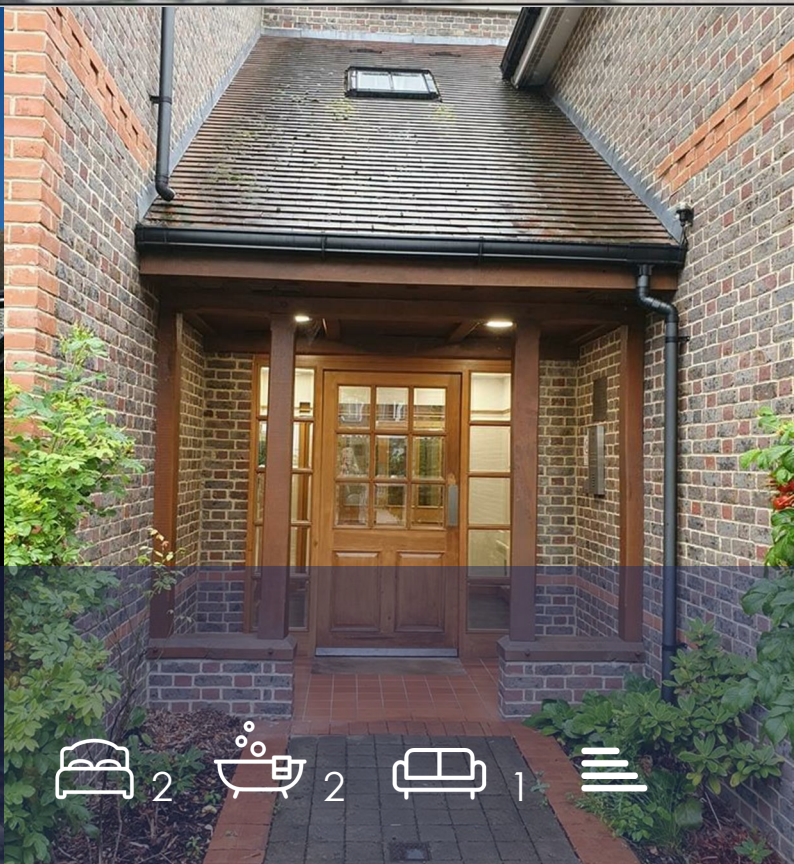
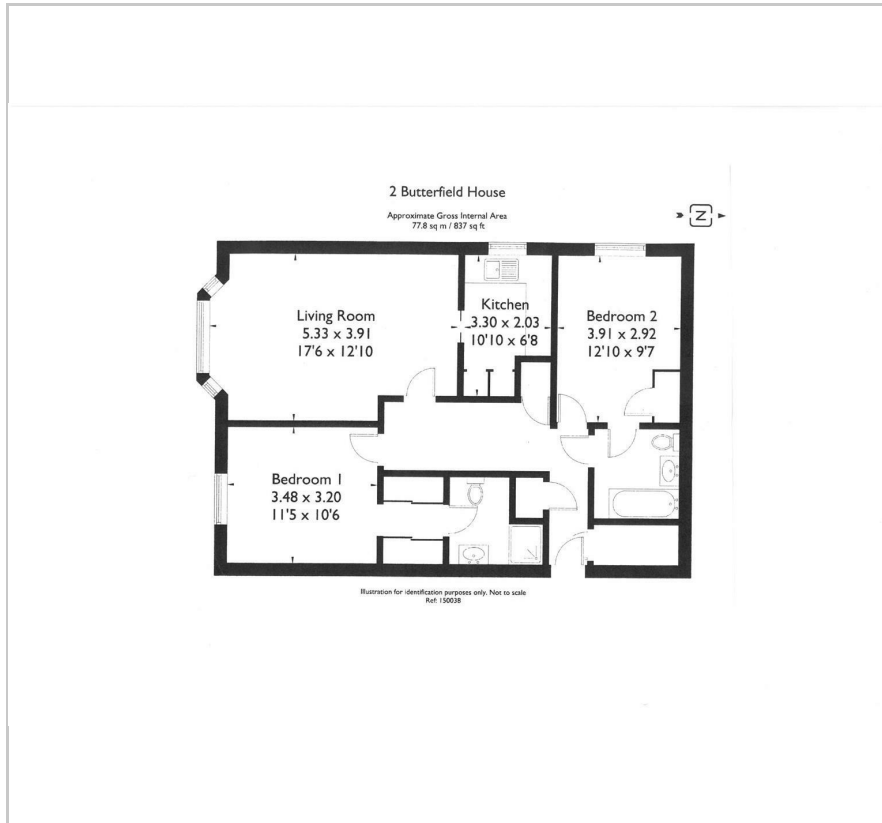




2 Butterfield House  
Newbury, Berkshire, RG14 7AD  
£1,325 PCM



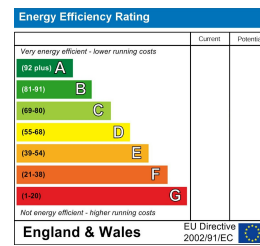
## Floor Plan



## Area Map

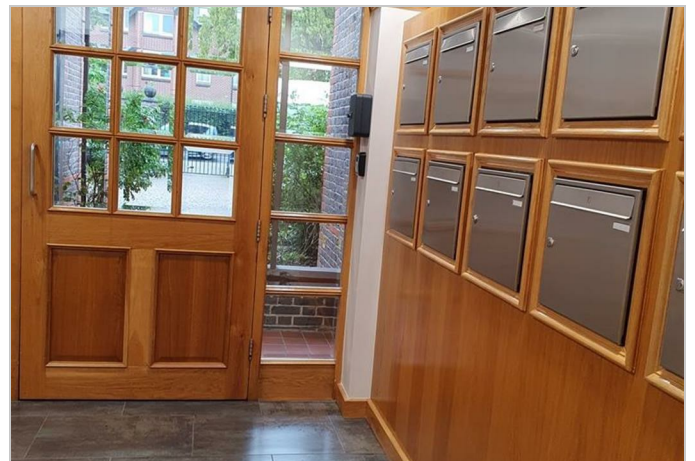


## Energy Efficiency Graph



## Viewing

Please contact our Girard Lettings Office on 01635 551911 if you wish to arrange a viewing appointment for this property or require further information.



Modern, executive style two bedroom ground floor apartment, set within a small gated development and conveniently placed for Newbury town centre, the railway station and road links.

Security entry system through well kept communal hall to personal front door. Entrance hall, leads to nicely fitted and equipped kitchen, with large sliding door which can be open to large living/dining room including south facing bay window, master bedroom with dressing area and en-suite shower room, second double bedroom with jack and jill access to family bathroom including shower over bath.

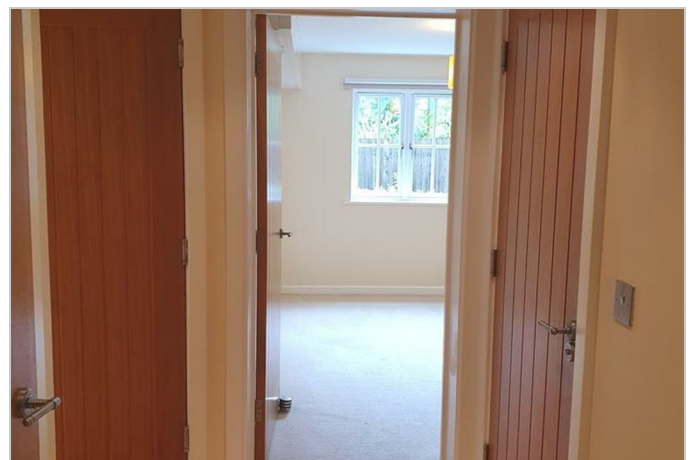
The property also benefits from gas underfloor heating, double glazing and 1 allocated parking space. There are also well kept attractive communal gardens.

REGRETTABLY DUE TO HEADLEASE, NO PETS

AVAILABLE FROM 7TH MAY - minimum term of 12 months.

EPC: Band B.

COUNCIL TAX: Band C = £2,156.19 for 2025/26.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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