



DOWNER & CO

TRUSTED SINCE 1988

9 Primus End  
Newbury RG14 7XR

£500,000



# Stunning Three Double Bedroom, Three Storey Townhouse

## Features.

- Front line racecourse views
- Three double bedroom townhouse
- Superbly presented throughout
- South facing balcony from living room overlooking racecourse
- Open plan kitchen/diner
- Study
- Master bedroom en-suite
- Ground floor cloakroom
- Garden
- Two allocated parking spaces



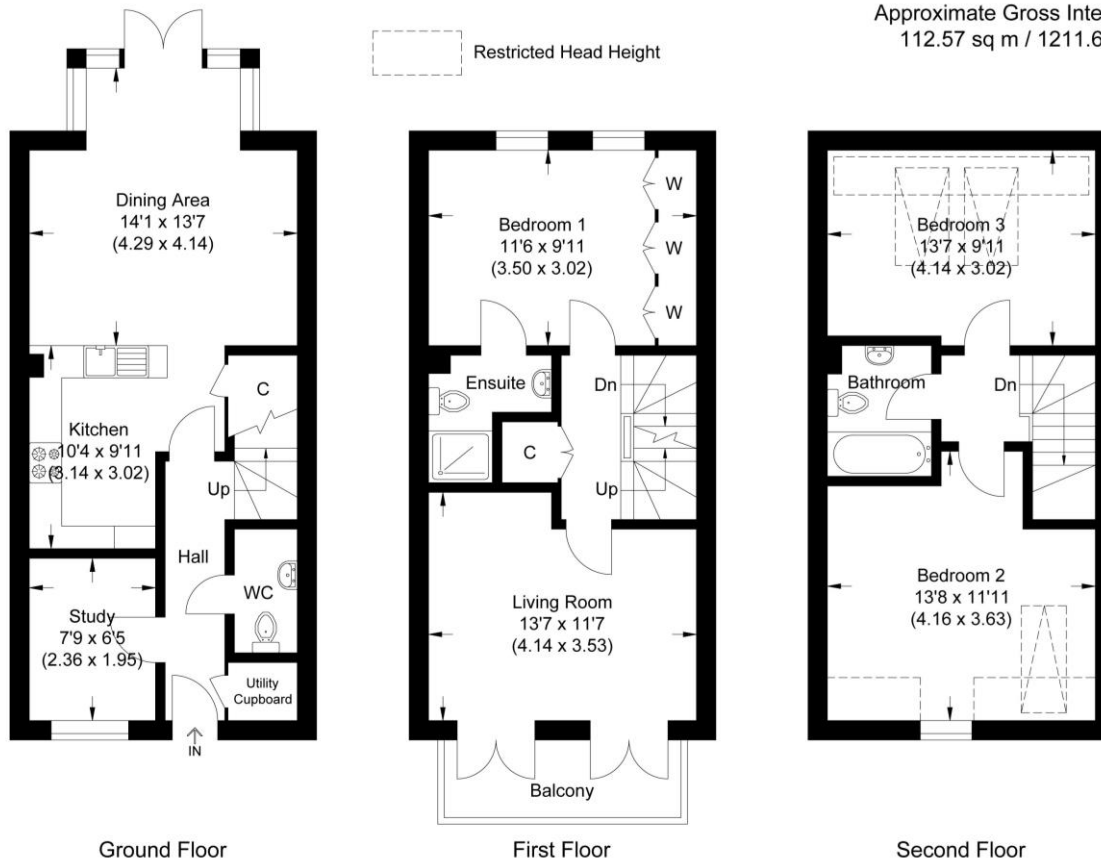


## Description.

Located towards the end of the extended start finish straight and having a stunning outlook across the racecourse and nearby lakes is this three double bedroom, three storey townhouse. Built only a couple of years ago, the property still has eight years remaining on the NHBC.

The beautifully presented accommodation includes entrance hall, cloakroom, study and open plan kitchen/dining room on the ground floor, living room with twin sets of french doors to the south facing balcony with amazing views and master bedroom en-suite to the first floor and a further two double bedrooms and family bathroom on the top floor. Outside there is a rear garden and allocated parking for two cars.

Approximate Gross Internal Area  
112.57 sq m / 1211.69 sq ft



Ground Floor

First Floor

Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## Location.

This enviable location is within easy walking distance of Nuffield Health Gym and the train station at the racecourse. There are fabulous walks on the doorstep around the racecourse and the surrounding countryside up towards Greenham Common.

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction

Management charge: £120 per annum.



**EPC: B**

**COUNCIL TAX BAND: D**

**TENURE: FREEHOLD**

For more information on this townhouse or to arrange a viewing please call the office on:

**01635 523777**

Alternatively, visit our website below to view all of the details of this property online.

**[www.downer.co.uk](http://www.downer.co.uk)**

#### **Important Notice**

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

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