



DOWNER & CO

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Flat 17 Lockinge House
Kingman Way
Newbury RG14 7GR

£250,000



Immaculate Two Double Bedroom Apartment

Features.

- Second floor apartment
- Two double bedrooms
- Master with en-suite shower room
- Racecourse development
- Close to town and railway station
- Allocated off-road parking
- Security entry system
- Large balcony
- Lift and stairs via communal entrance
- Onward chain complete
- Lease: 125 years from 2018
- Management charges: £1,800
- Ground rent: £285





Approximate Gross Internal Area
74.0 sq m / 796.52 sq ft

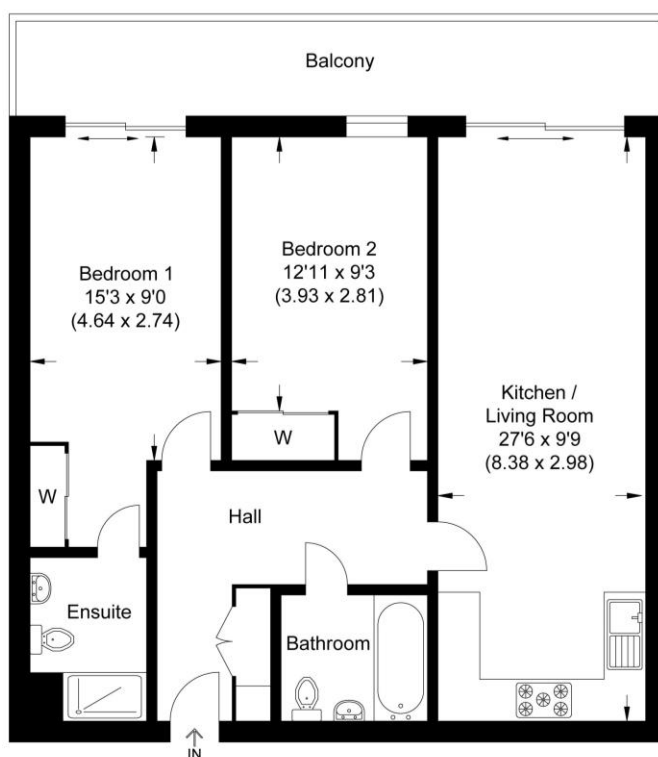


Illustration for identification purposes only, measurements are approximate, not to scale.

Description.

Immaculately presented, two double bedroom apartment situated on the second floor, on the very desirable racecourse development.

The accommodation comprises security entry system, communal entrance hall, lift/stairs to own front door, open plan living room and kitchen with all integrated appliances, balcony with access from both living room and master bedroom, bathroom, master bedroom and en-suite shower room and further double bedroom. Benefits also include NHBC remaining, private off-road parking, bicycle storage and gas central heating. ONWARD CHAIN COMPLETE.

Location.

This enviable location is within walking distance of Nuffield Health Gym and the train station at the racecourse with the town centre and main train station also a short walk away.

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.



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.

EPC: B

COUNCIL TAX BAND: C

TENURE: LEASEHOLD

For more information on this apartment 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

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