



DOWNER & CO

TRUSTED SINCE 1988

15 Hackwood House, Kingman Way,  
Newbury RG14 7FZ  
Shared Ownership: £104,000



## Features.



Shared Ownership – Purchaser to own 40% with Sovereign.

## Description.

A fantastic opportunity to own a 40% share of this stylish two double bedroom, second floor apartment on the popular Racecourse development, close to the town centre and railway station.

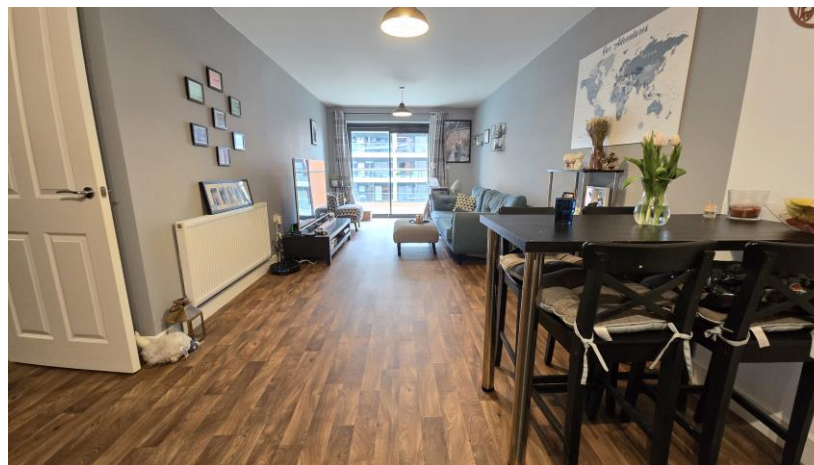
The spacious living accommodation comprises, security entry system, lift/stairs to second floor, own entrance, hall, open plan kitchen/living/dining room with patio doors opening to the balcony, two double bedrooms and bathroom. Benefits include allocated undercroft parking, lengthy lease remaining, visitors parking bays, additional parking for visitors via a separate annual payment and the residents have access to the racecourse via communal locked gates ideal for walks and exercise.

### Lease details and outgoings:

Lease: 117 remaining.

Service charge: £2,428.32.

Ground rent: TBA





## 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 serving London Paddington 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.



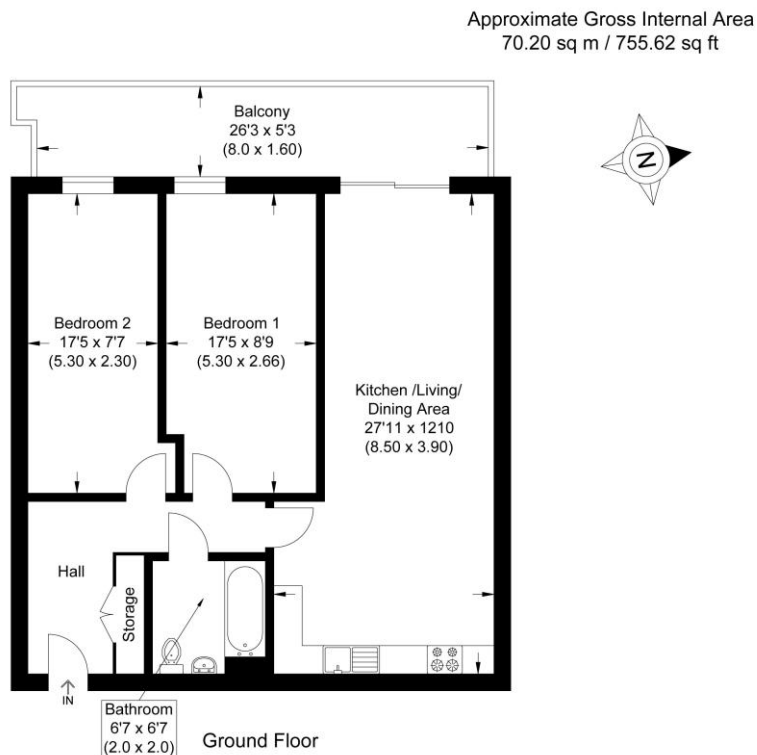



Illustration for identification purposes only, measurements are approximate, not to scale.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

### 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: D**  
**2025/2026: £2,425.72.**

**TENURE: LEASEHOLD**

For more information on this property or to arrange a viewing please call the office.

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

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