



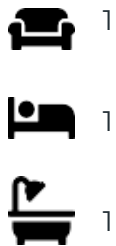
DOWNER & CO

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Flat 15, Southmead House, Kingman Way,  
Newbury RG14 7FY  
Price: £225,000



## Features.



## NO ONWARD CHAIN

## Description.

An immaculately presented, spacious one bedroom apartment located on The Racecourse development.

This second floor apartment has a fantastic open plan living, dining, kitchen space with access to a large balcony, bedroom with built-in double wardrobes and balcony access via patio doors also. Outside there is an allocated parking space with 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. Benefits also include a lengthy lease, gas central heating.

### Lease details & outgoings:

Lease: 117 years remaining.  
Service charge: £2,062.54 per annum.  
Ground rent: £185.00 per annum.





## 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 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.



Approximate Gross Internal Area  
60.62 sq m / 652.50 sq ft

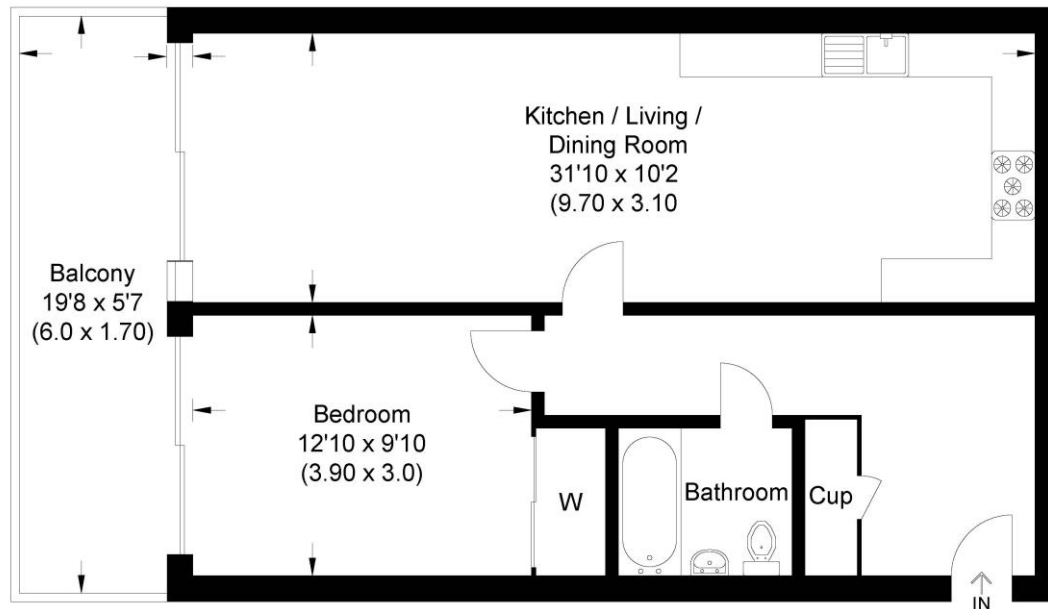
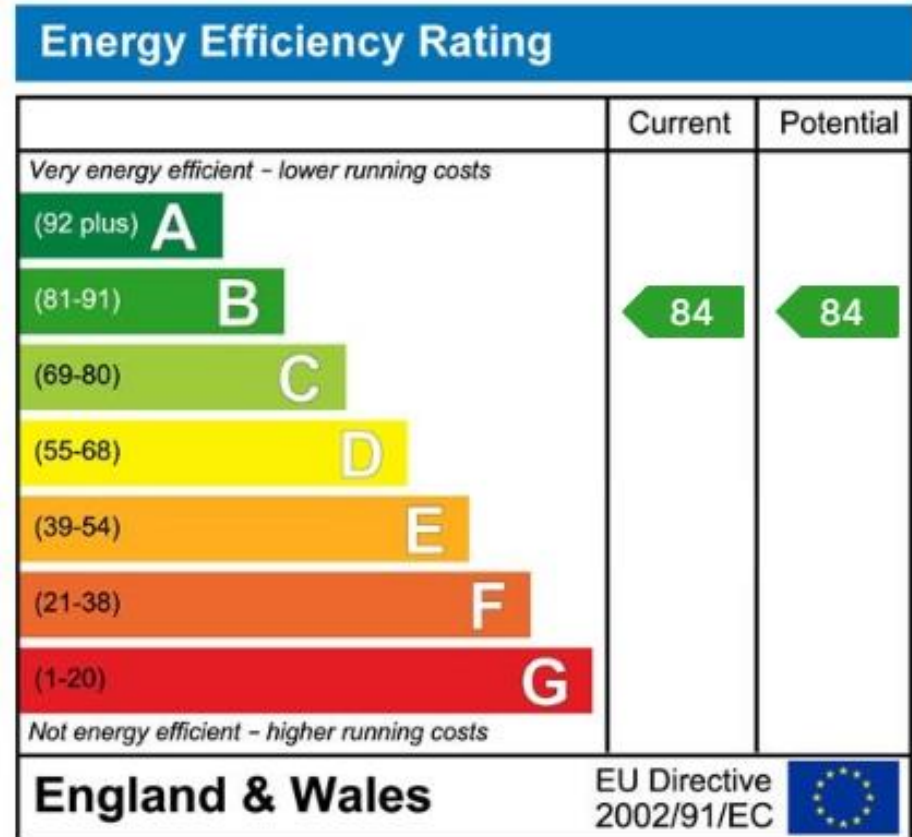


Illustration for identification purposes only, measurements are approximate, not to scale.



#### 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**  
**2025/2026: £2,156.19.**

**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.

Downer & Co Estate Agents  
44 Cheap Street  
Newbury  
Berkshire  
RG14 5BX

**01635 523777**

**www.downer.co.uk**