

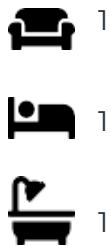


DOWNER & CO

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Flat 19, Southmead House, Kingman Way,
Newbury RG14 7FY
Price: £225,000

Features.



NO ONWARD CHAIN

Description.

An immaculate and newly decorated, super sized one bedroom apartment located on The Racecourse development, offering views towards Newbury and the surrounding countryside including Donnington Castle.

This third floor apartment has a fantastic open plan living, dining, kitchen space with access to a large balcony. There is a separate WC off the entrance hall, and a bedroom with built-in wardrobes and en-suite bathroom. 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.

Lease details & outgoings:

Lease: 117 years remaining.

Ground rent: £185.00 .

Estate service charge: £ 188.30.

Local estate service charge:
£495.65.

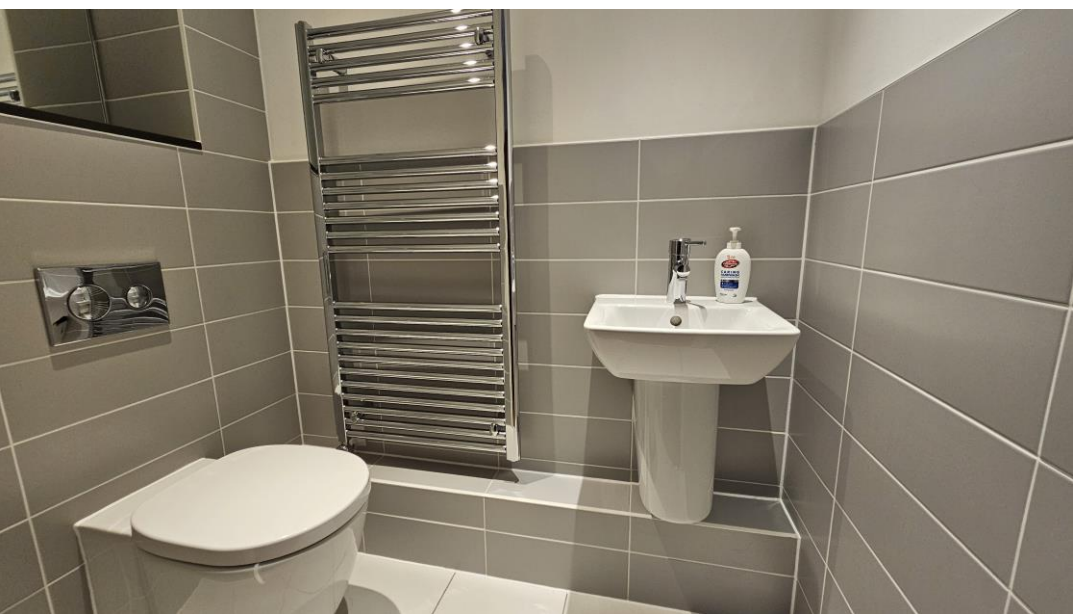
Annual block service charge:
£1,404.94.



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.



Approximate Gross Internal Area
52.63 sq m / 566.50 sq ft

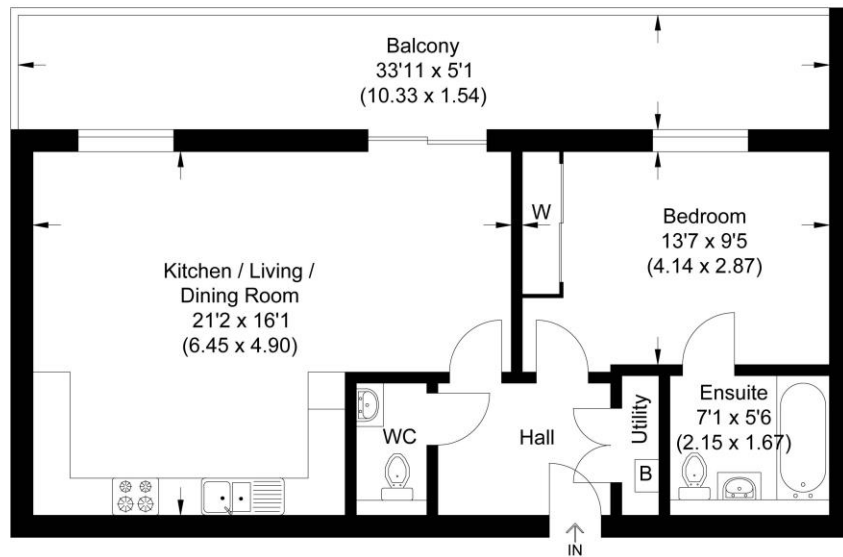


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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: 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.

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