



DOWNER & CO

TRUSTED SINCE 1988

22, Cape Cross House, Kingman Way,
Newbury RG14 7GU
Price: £400,000

Features.



Description.

Presented in pristine condition, a superbly designed and spacious three double bedroom apartment on the fifth floor with southerly views across the racecourse. Positioned at approximately the two furlong marker post this stunning home offers lots of natural light having a dual aspect and open plan living arrangement whilst having a south facing balcony offering a commanding position to watch the racing or just simply sit and admire the view!

The accommodation includes video security entry system with lift/stair access to the fifth floor, front door into own long and spacious hallway, large open-plan fully fitted kitchen/living/dining room with patio doors to south facing balcony, master bedroom with en-suite shower room, two further double bedrooms all with built-in wardrobes and main bathroom with separate walk-in shower. There is also a very useful utility cupboard and other benefits include central heating and secure electric gated under-croft parking.



Location.

Cape Cross House is set back from the home straight of the racecourse offering unrivalled views on race days with its south facing balcony. It is within easy walking distance of Nuffield Health Gym and the train station at the racecourse with the town centre and main train station serving Reading, London Paddington and the West country a little further beyond.

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 also excellent road links via the A34/M4.

Lease details & outgoings:

Lease: 117 years remaining

Service Charge: £3,721.07 per annum

Ground Rent: £285.00 per annum





Approximate Gross Internal Area
108.34 sq m / 1166.16 sq ft

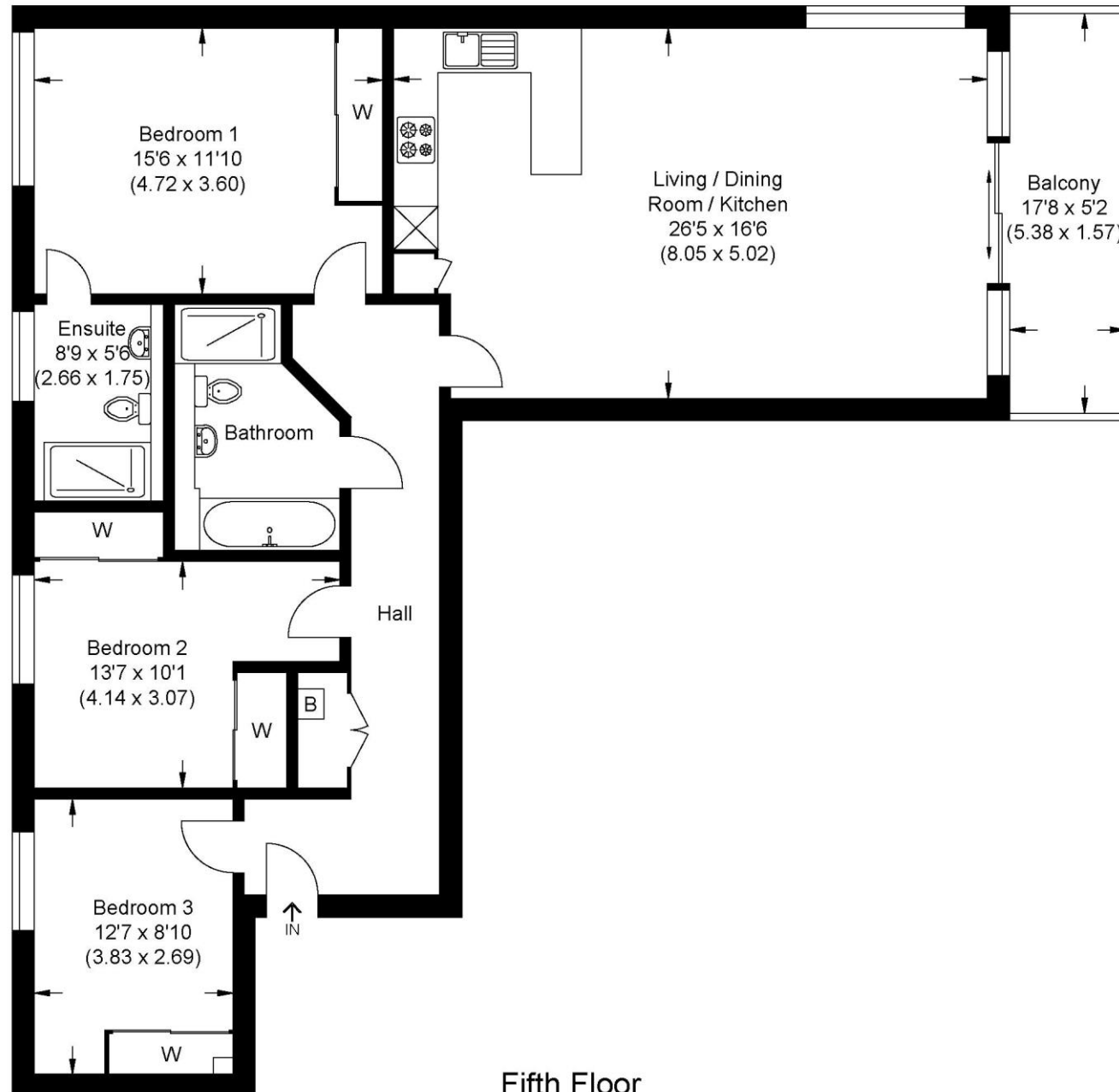
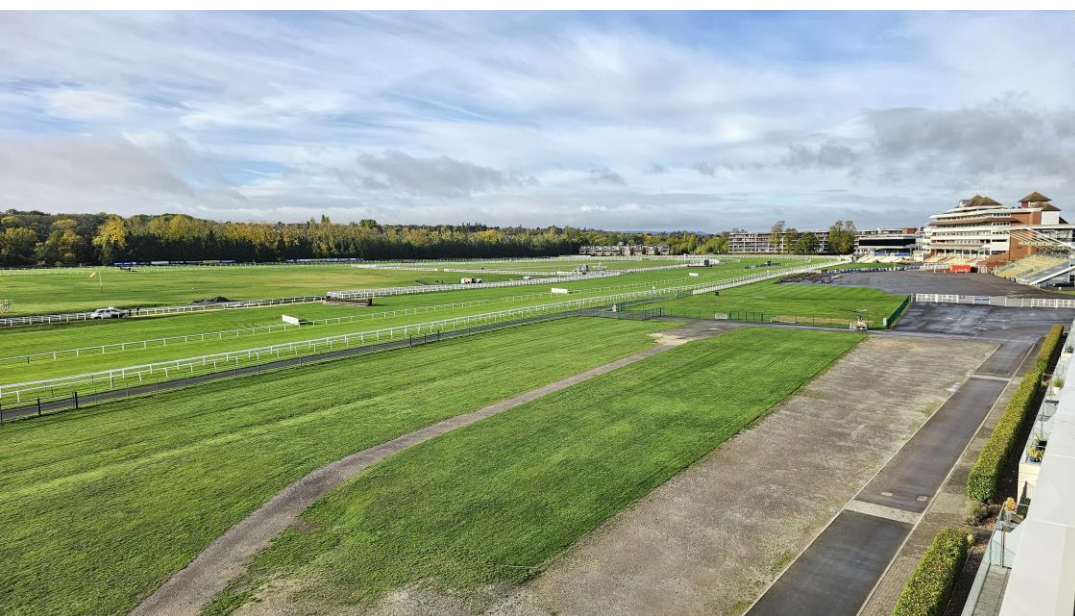


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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: E
2024/25: £2,964.77.

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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