

HILLIER & WILSON



Farriers House, Farriers House, Kingman Way, Newbury, RG14 7GT

Farriers House Kingman Way

An executive two bedroom third floor apartment located on the highly prestigious Newbury Racecourse development by David Wilson Homes, boasting views across the finishing line. The property was completed in 2018, therefore still covered by the NHBC guarantee, whilst other benefits include balcony with stunning views over the Racecourse, uPVC double glazing, lift access from the communal lobby and video entry system. The accommodation comprises entrance hall, double bedroom with built-in wardrobe, bathroom, cloakroom, dual aspect double bedroom with en-suite shower room and built-in wardrobe and open-plan kitchen/breakfast/sitting room with access to the balcony. Externally, the property comes with allocated under-croft parking. Farriers House is ideally located within walking distance of Stroud Green, Newbury town centre and mainline railway station which provides regular direct links to London Paddington.

NO ONWARD CHAIN





- TWO BEDROOM EXECUTIVE APARTMENT
- BALCONY WITH VIEWS ACROSS THE FINISHING LINE
 - HIGHLY PRESTIGIOUS RACECOURSE DEVELOPMENT
- STILL COVERED BY THE NHBC
 - UNDER-CROFT PARKING
 - NO ONWARD CHAIN

Services:

Mains services are connected (Except gas)
(Service charge applies)

EPC: Rating B

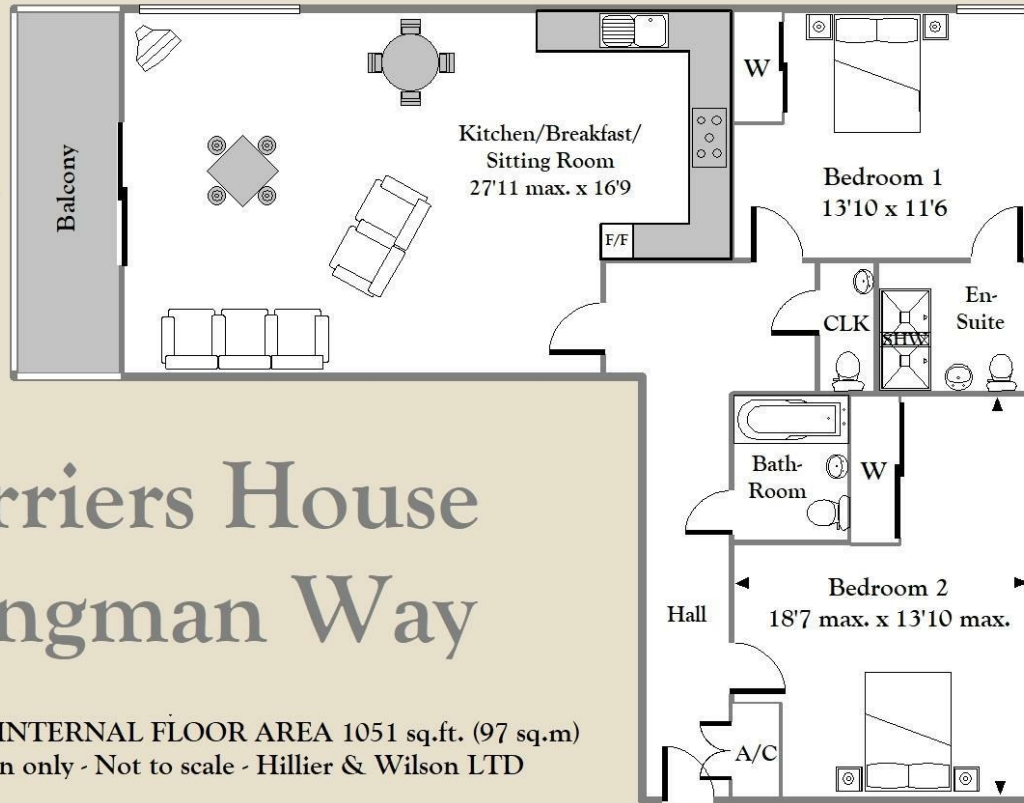
Full results can be sent on request

Council Tax: Band E





Undercroft Parking



Farriers House Kingman Way

APPROX GROSS INTERNAL FLOOR AREA 1051 sq.ft. (97 sq.m)
For identification only - Not to scale - Hillier & Wilson LTD



Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.