

HILLIER & WILSON



Cape Cross House, Kingman Way, RG14 7GU

Cape Cross House Kingman Way

****NO ONWARD CHAIN**** An executive two bedroom first floor apartment located on the highly prestigious Newbury Racecourse development by David Wilson Homes, boasting a larger double sized balcony. 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, principal bedroom with built-in wardrobes, en-suite shower room and access to the balcony, a further double, bathroom and open-plan kitchen/breakfast/sitting room with access to the large balcony. Externally, the property comes with allocated off road parking. Cape Cross 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 APARTMENT WITH BALCONY
- HIGHLY PRESTIGIOUS RACECOURSE DEVELOPMENT
- LARGER DOUBLE BALCONY
- STILL COVERED BY THE NHBC
- ALLOCATED OFF ROAD PARKING
 - NO ONWARD CHAIN

Services:

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

EPC: Rating B

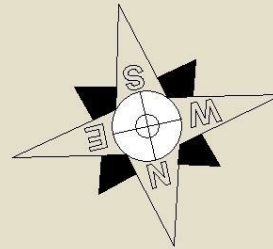
Full results can be sent on request

Council Tax: Band D

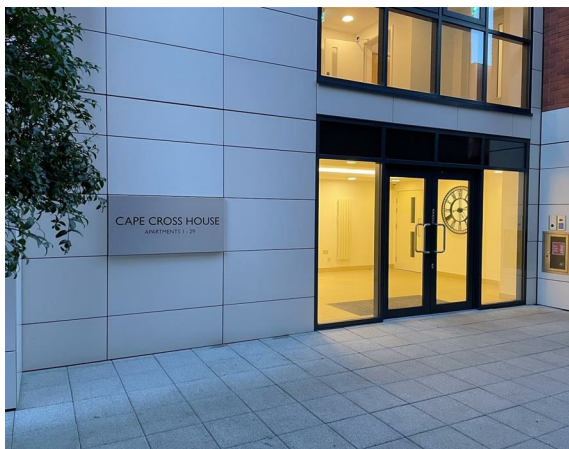
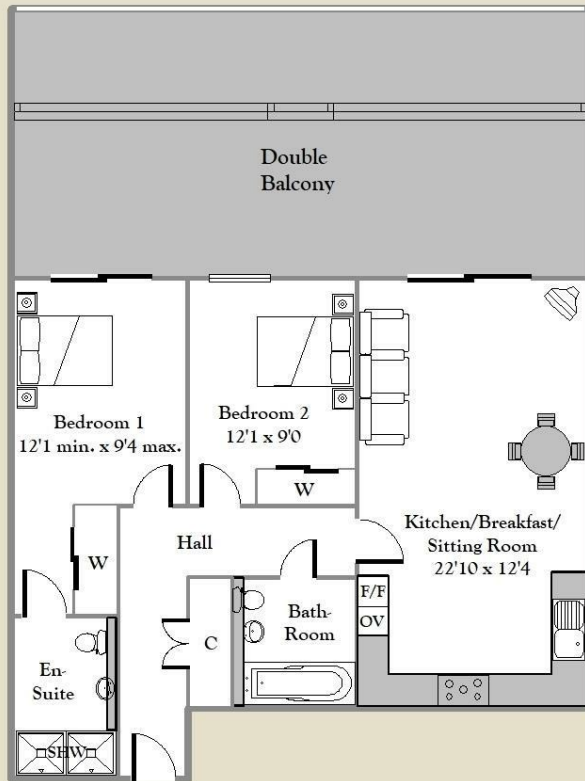


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APPROX. GROSS INTERNAL
FLOOR AREA 687 sq.ft. (63 sq.m)
(Excluding Balcony) - For identification only
Not to scale - Hillier & Wilson LTD



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.

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