



**Flat 25, Woodhay House, Kingman Way,  
Newbury RG14 7GW  
Price: £359,950**

**Features.**

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**NO ONWARD CHAIN**

**Description.** Situated on the popular Newbury Racecourse development is this, light and spacious two double bedroom flat with balcony. The balcony faces south and overlooks the racecourse providing fabulous indoor/outdoor living. The property is located on the fifth floor, accessible by lift, and comes with allocated under-croft parking. Locally there is Newbury Racecourse rail station to London Paddington, Newbury town centre is a short walk, and access to the A4, A34 and M4 is simple.



The smart accommodation consists of communal security entry system; lift to the fifth floor; through personal front door to hall; open plan kitchen/dining/living room with built-in appliances and sliding door to the balcony; master bedroom with built-in wardrobes, en-suite and sliding door to balcony; second double bedroom with built-in wardrobes and family bathroom. Benefits include large storage, utility cupboards and double glazing.



**Location:**

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 a major rail station with links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.

**Lease details & outgoings:**

Lease: 125 years from 2017.  
Service Charge: £2,400 per annum.  
Ground Rent: £195 per annum



Approximate Gross Internal Area  
70.56 sq m / 759.50 sq ft

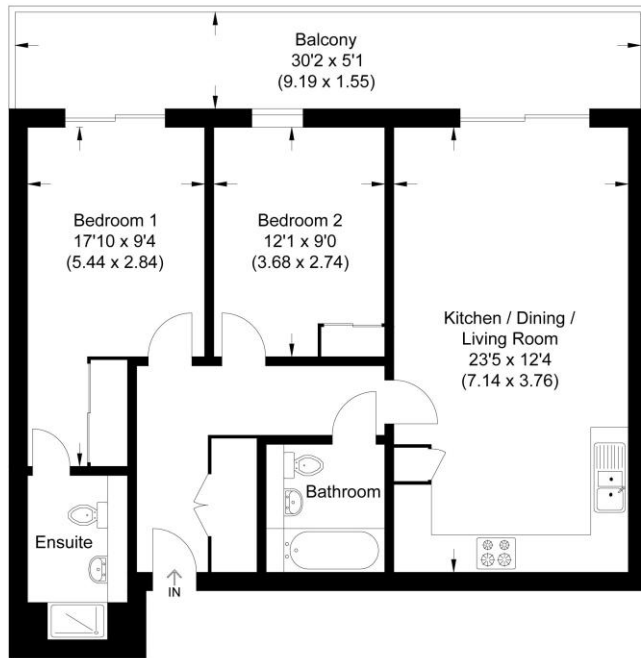
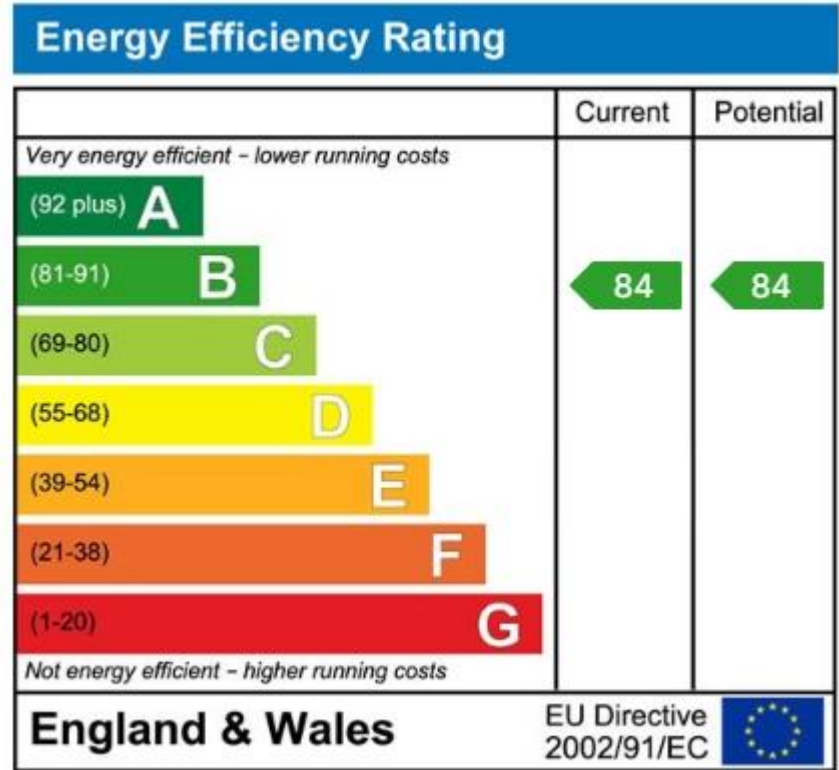


Illustration for identification purposes only, measurements are approximate, not to scale.



#### 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: D**  
**2026/2027: £2,552.33.**

**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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