



DOWNER & CO

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Flat 55, Lockinge House, Kingman Way,  
Newbury RG14 7GR  
Price: £280,000



**Features.**

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-  2
-  2

**NO ONWARD CHAIN**

**Description.**

Located in "The Racecourse" development, this superb top-floor apartment features two generous double bedrooms, a west-facing balcony and the valuable addition of secure electric gated under-croft parking. Its elevated position on the sixth floor offers superb westerly views over the neighbouring apartments, to the west and north of Newbury towards Donnington Castle and surrounding countryside. The apartment is smartly presented throughout and benefits from a security system, lift access and newly decorated communal areas.

The accommodation comprises a private entrance hallway with utility cupboard, a bright open plan living/dining room/ kitchen with built-in appliances and patio doors from the living area to a 27ft long balcony. Both double bedrooms feature built-in wardrobes, with the master bedroom also featuring an en-suite shower room and direct access to the balcony. A further smart bathroom and an allocated under-croft parking space completes the property.





## Location.

This enviable location is within easy walking distance of Nuffield Health Gym and the train station at the racecourse with the town centre and main train station also a short walk away. There are pedestrian gates for the residents to access the racecourse for walks alongside the track.

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.

### LEASE AND SERVICE CHARGE DETAILS

Lease: 125 years from 24/02/2017.

Ground Rent: £285 per annum.

Service Charge: £2,109.34 per annum.



Approximate Gross Internal Area  
73.16 sq m / 787.48 sq ft

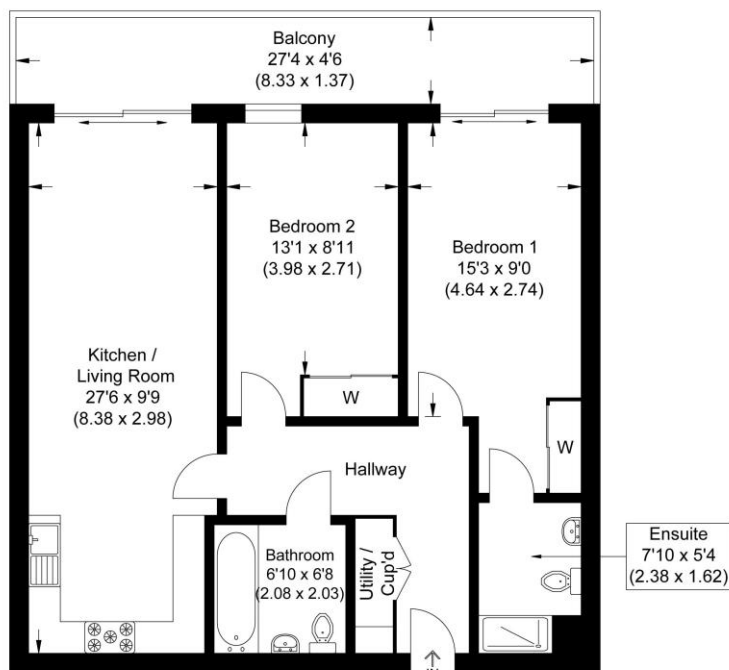


Illustration for identification purposes only, measurements are approximate, not to scale.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	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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