



1 Farriers House, Kingman Way,  
Newbury RG14 7GT  
Price: £415,000

Features.

-  2
-  3
-  2

Description.

Stunningly presented three double bedroom first floor apartment with uninterrupted views, a large racecourse facing balcony, located within a short walk of the mainline Racecourse railway station and the town centre. This light and airy flat measures over 1100 square feet, has been well maintained and also comes with the allocated off-road parking for one, in addition to visitors spaces.

The well planned accommodation consists of large entrance hall, open plan kitchen/dining/living room with integrated appliances, and dual aspect windows and patio doors opening to the balcony, master bedroom with en-suite, two further double bedrooms and family bathroom. Benefits include communal security entry system, lift, and double glazing. Viewings highly recommended.

**Lease details & outgoings:**  
 Block service charge £2,912 plus local estate charge £495 plus estate charge £188.  
 Ground Rent: £285 per annum.  
 Lease: 116 years remaining.

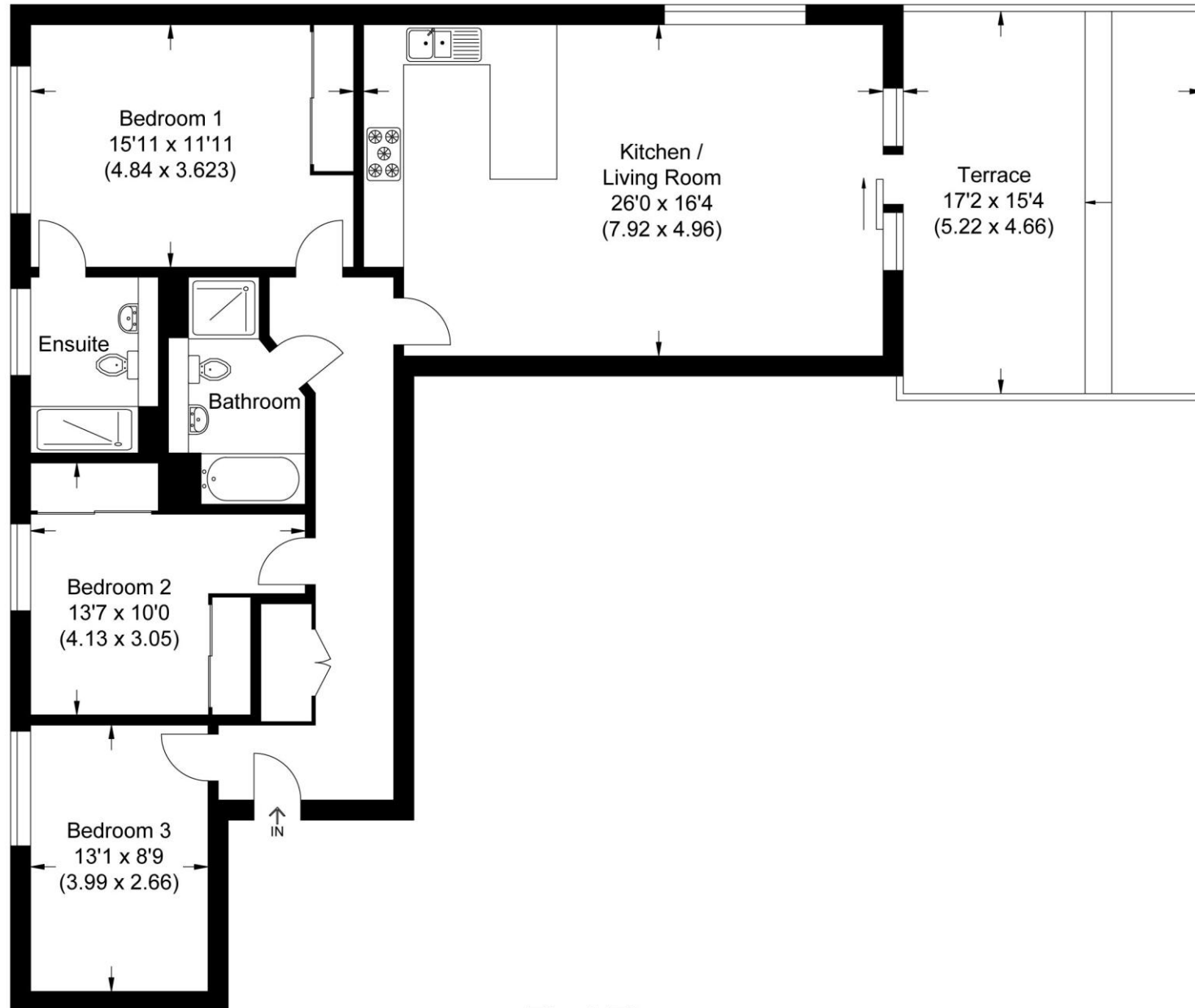


The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn 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.



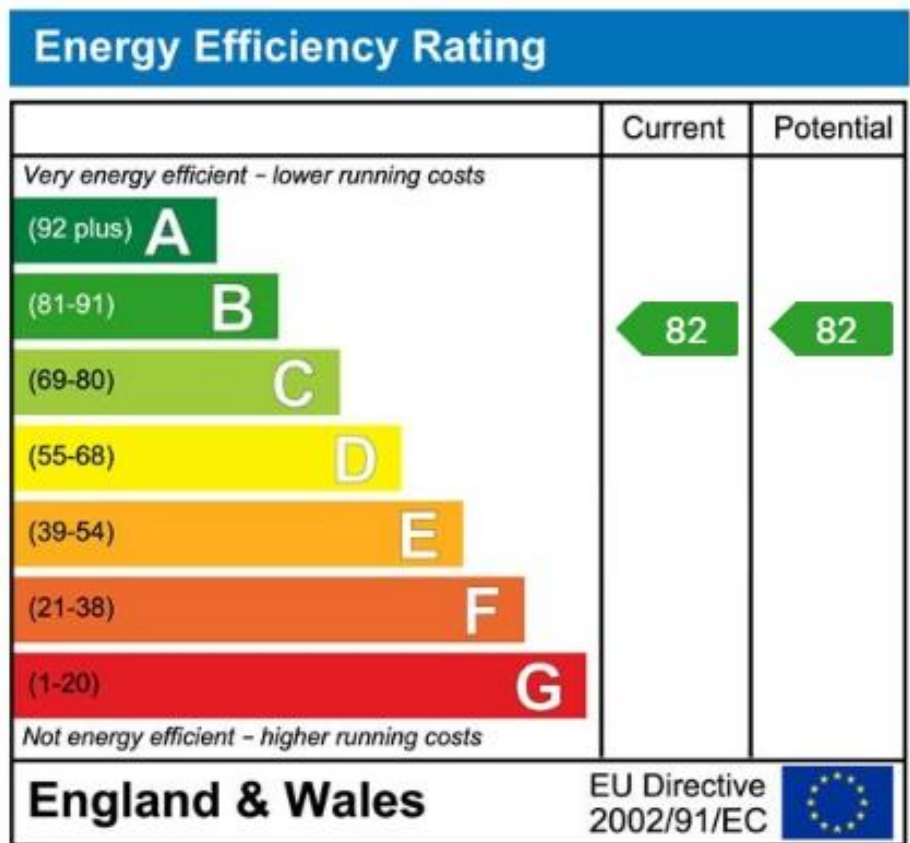


Approximate Gross Internal Area  
109.70 sq m / 1180.80 sq ft



First Floor

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: E**  
2025/2026: £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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