



1 Southmead House, Kingman Way, Newbury, Berkshire, RG14 7FY

**1 Southmead House Kingman Way
Newbury, Berkshire RG14 7FY**

Price £275,000 Leasehold

A great opportunity to purchase this generously sized first-floor apartment located on the sought-after Newbury Racecourse Development built by David Wilson Homes. Within easy access to the M4 and A34 junctions, Newbury town centre and mainline railway station. The apartment is very well presented and offers an Entrance Hall, and a good-sized Dual Aspect 18' x 15' Sitting, Dining and Kitchen area which leads onto its Balcony. There are Two Double Bedrooms, the Master having an en-suite shower room plus a Bathroom. Outside, there is an allocated parking space, gas central heating, and double-glazing.

The property is being offered with No Ongoing Chain

Directions: From the Robin Hood roundabout in Newbury, take the A4 towards Thatcham. Proceed through the first set of main traffic lights, then continue over the roundabout. At the next set of main traffic lights, turn right into Hambridge Road. At the next roundabout, proceed straight across. At the small roundabout, turn right and after a short distance turn left into Kingman Way, where Southmead House will be found on the right-hand side.



Ground Rent **£285.00 per year**

Service Charges **£208.51 per month**

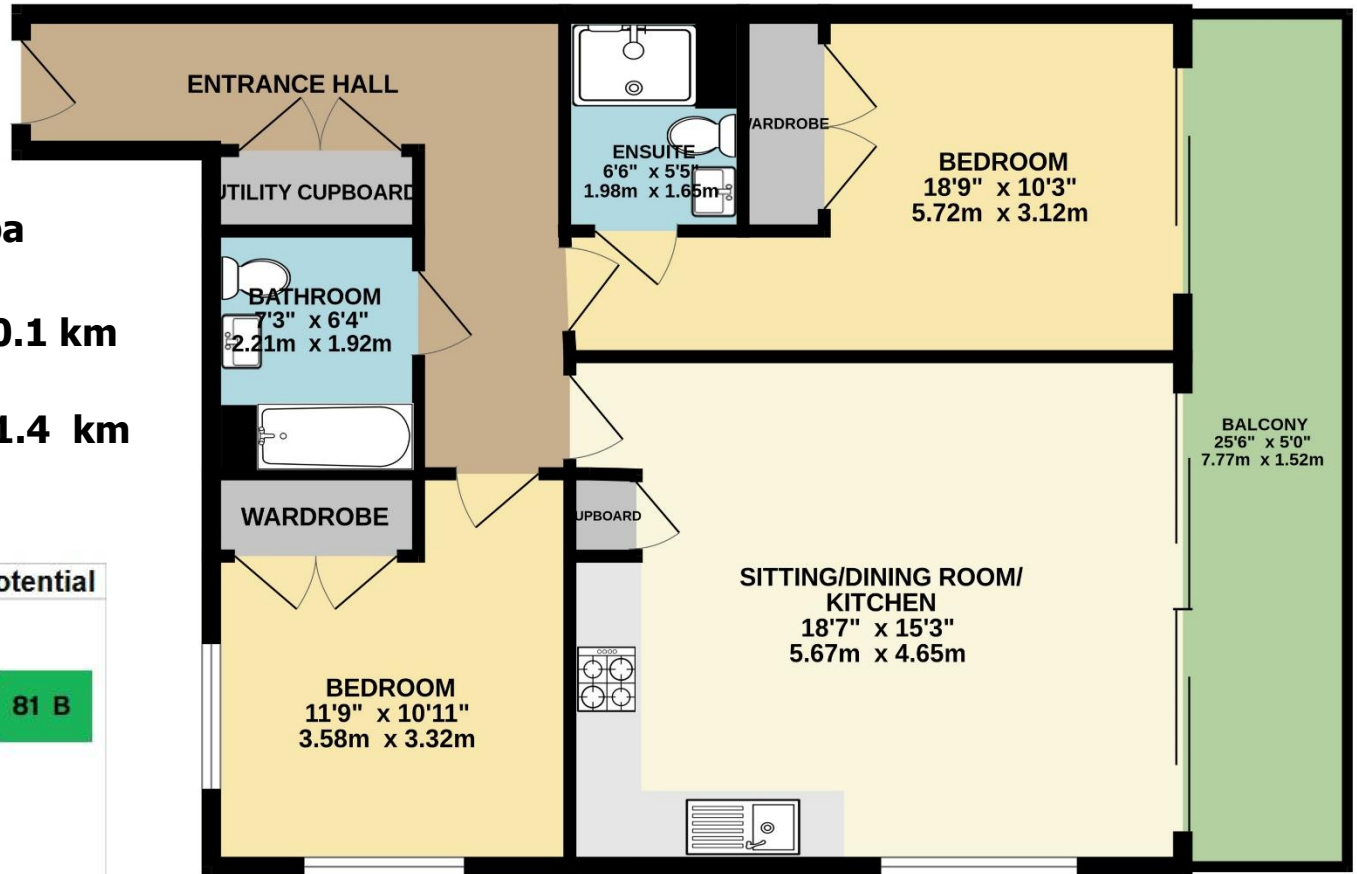
116 Years Remaining on the Lease

Council Tax Band: **D £2435.67**

Nearest Bus stop: **Northern Road 0.1 km**

Nearest Train station: **Newbury 1.4 km**

FIRST FLOOR
800 sq.ft. (74.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 800sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

