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Flat 48, Southmead House, Kingman Way,
Newbury RG14 7FY
Price: £300,000

Features.

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Description.

A superbly presented two double bedroom top floor corner apartment with the huge added bonus of undercroft parking and west facing balcony. With views towards the finish line and the grandstands from the decent sized balcony together with across Newbury and surrounding countryside including Donnington Castle from the sixth floor.

The accommodation includes communal entrance with security entry/video phone, stairs and lift to sixth floor, L-shaped personal hallway, very smart dual aspect kitchen/living/dining room with access to the west facing balcony, master bedroom with en-suite shower room, built in wardrobes and door to the balcony, second double bedroom with built in wardrobes and further bathroom. There is private gated access to the Racecourse for residents.

Lease details & outgoings:
Lease: 116 years remaining.
Service Charge: £2,700 per annum
Ground Rent: £285 per annum



Location.

This enviable location is next to Nuffield Health Gym and the train station at the racecourse with the town centre and main train station also within walking distance.

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 direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.





Approximate Gross Internal Area
70.43 sq m / 758.10 sq ft

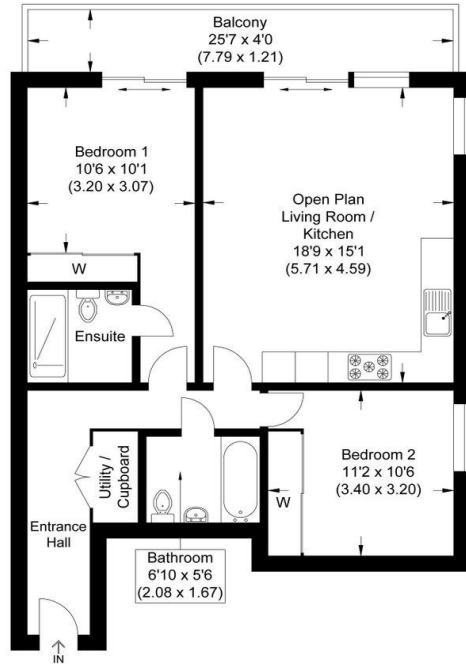
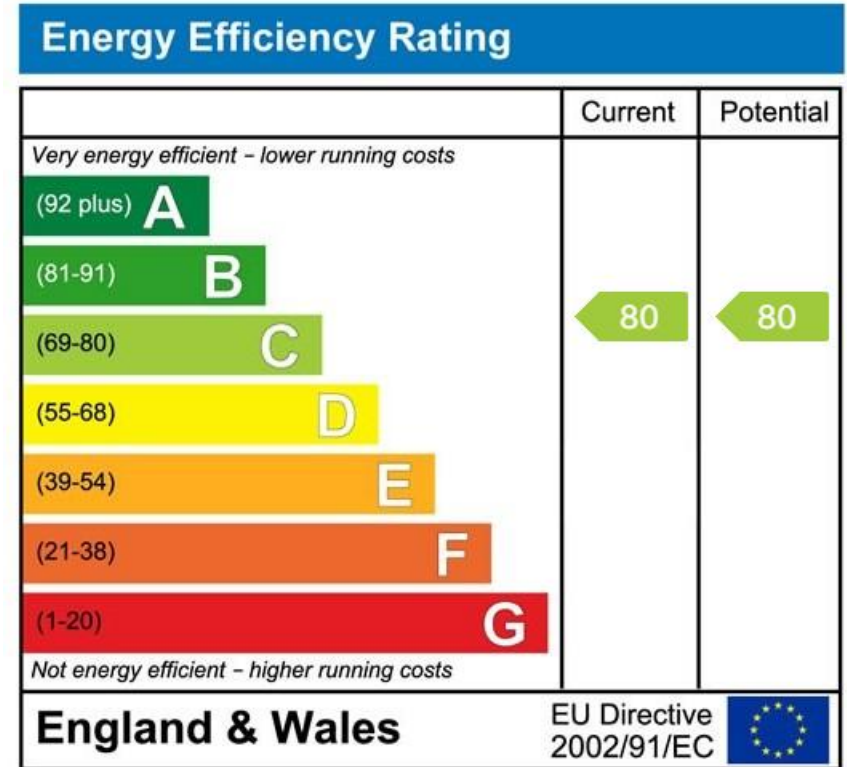


Illustration for identification purposes only, measurements are approximate, not to scale.



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: C

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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