

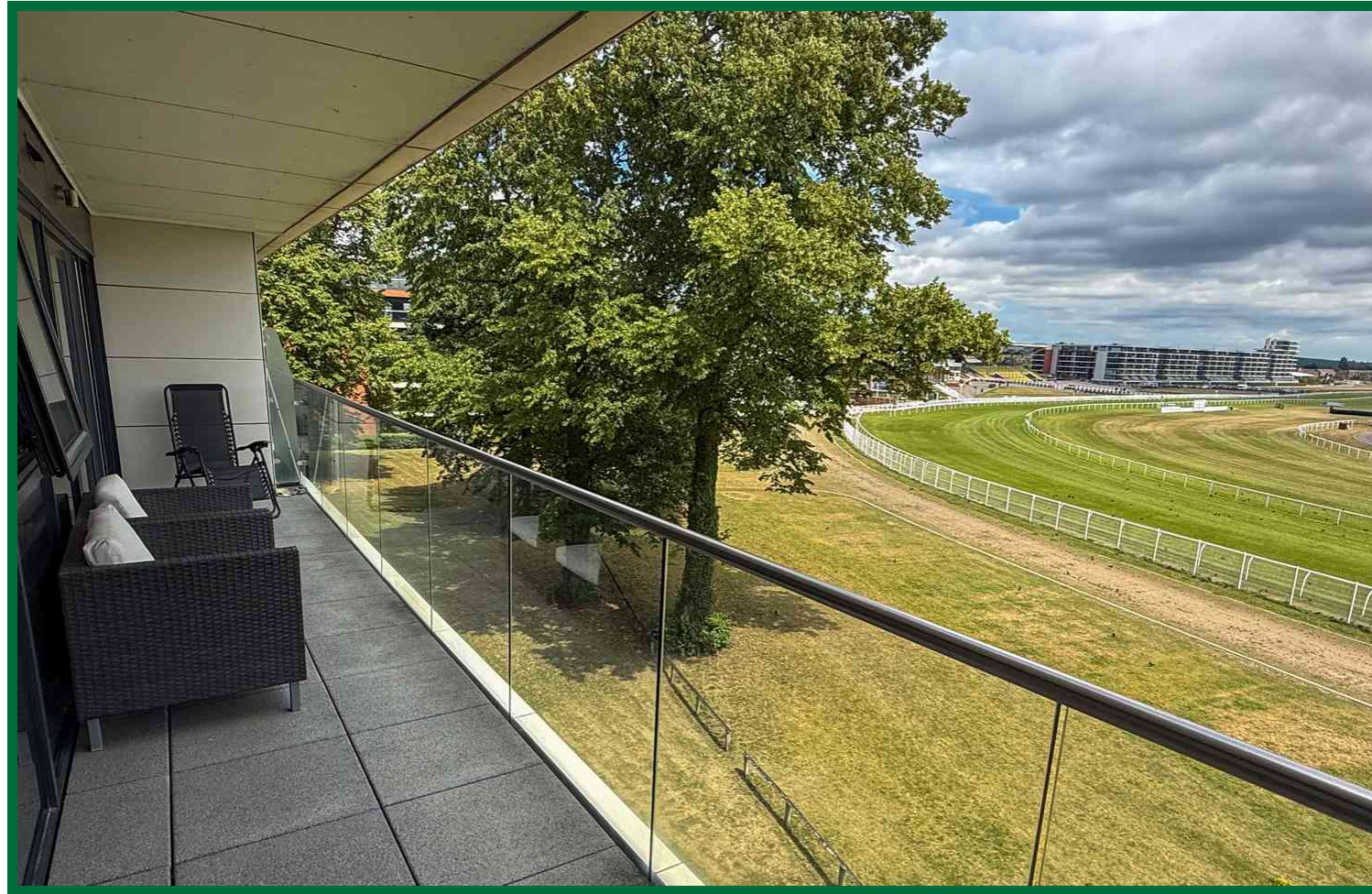


Racecourse Road

Cricketts

28 Carruthers Court, Racecourse Road, Newbury, Berkshire. RG14 7GG.

£359,995 Leasehold



- No onward chain
- Stunning views over Newbury Racecourse
- Allocated parking
- Two bedroom apartment
- Two bathrooms
- Large fitted kitchen/ lounge
- Approx 114 years remaining on the lease
- £285 per annum ground rent
- £186.25 per month maintenance charge
- Elevator access
- Balcony

Stunning 2-Bedroom Apartment with Panoramic Racecourse Views – 3rd Floor, Newbury Racecourse.

This beautifully presented two double bedroom apartment is situated on the 5th floor of the prestigious Newbury Racecourse development and enjoys uninterrupted, front-row views of the track. From the comfort of your private balcony—stretching the full length of the apartment—you can soak up the atmosphere and excitement of race days in style.

Meticulously maintained by the current owner, the property is offered in excellent condition throughout and is ideally located within walking distance of Newbury railway station and the town centre. Newbury Retail Park is also just a short drive away, providing added convenience.

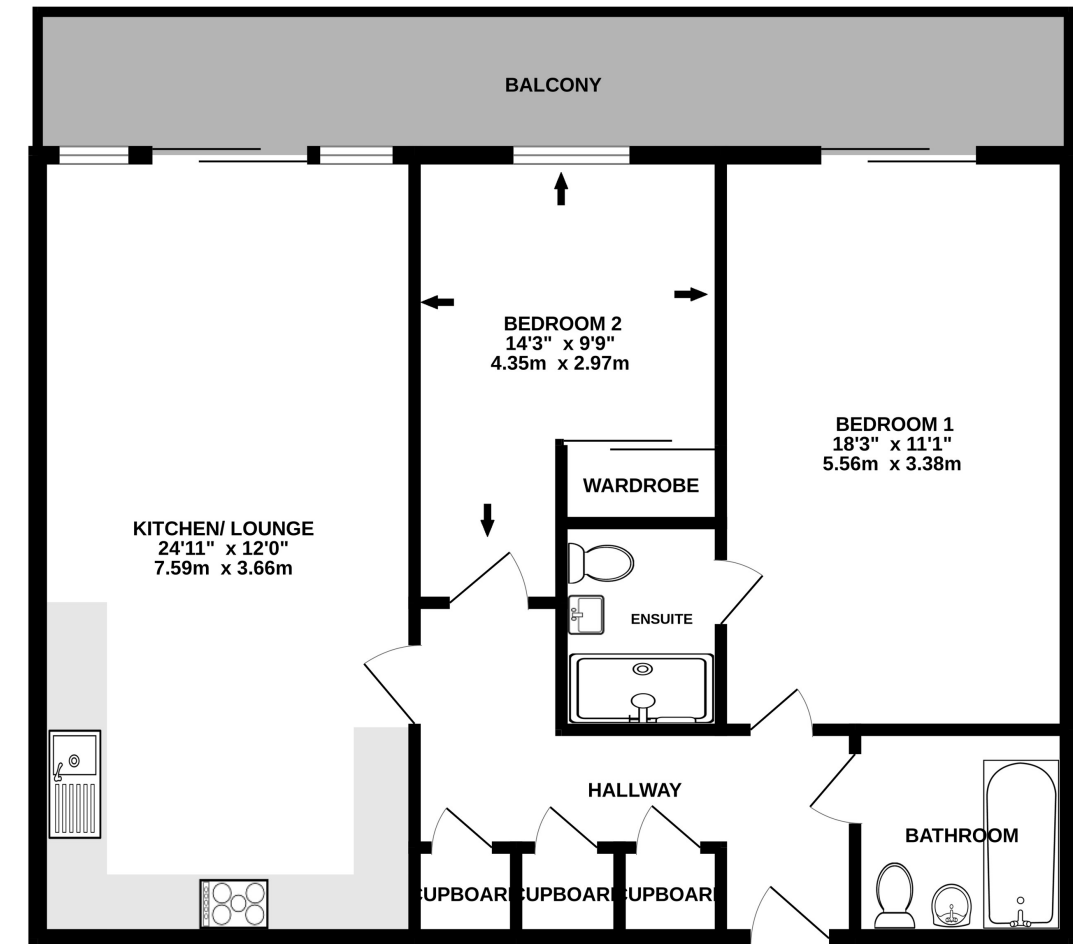
The accommodation comprises a welcoming communal entrance with secure intercom access and a lift serving all floors. Inside, a spacious hallway leads to a bright and airy open-plan kitchen, dining, and lounge area with breathtaking views down the racecourse. The contemporary kitchen is fitted with a stylish range of units, extensive granite work surfaces, and integrated appliances. A utility cupboard off the hallway provides plumbing for a washing machine and additional storage. The master bedroom features a fitted double wardrobe, en-suite shower room, and direct access to the balcony, offering a perfect spot to unwind. A second double bedroom and a modern family bathroom complete the layout.

Further benefits include secure under croft parking and access to well-maintained communal areas. This exceptional apartment combines luxury living with a unique and vibrant location—ideal for professionals, investors, or anyone seeking a stylish home with a view.





GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

- **Electricity:** Mains Supply.
- **Heating:** Electric. Gas.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** D



ABOUT US: We are a well-established, independent and highly-regarded, family run estate agency based in Newbury. Offering a bespoke service to suit your individual needs, we get results.

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