



Kingman Way

Cricketts

Kingman Way, Newbury, RG14 7GT
£425,000















DESCRIPTION

Welcome to this exquisite three-bedroom apartment situated on the 2nd floor of a prestigious building overlooking the thrilling Newbury Racecourse. Upon entering, you'll be captivated by the sense of sophistication and elegance that permeates throughout.

As you step into the spacious open-plan living area, you're greeted by breath taking panoramic views of the racecourse's finishing line. The combined kitchen, lounge, and dining room create a seamless flow, ideal for both entertaining guests and relaxing in style. Adjacent to the living area, a private balcony beckons, providing an exclusive vantage point directly overlooking the racecourse. Large windows bathe the room in natural light, enhancing the already airy ambiance, while offering uninterrupted vistas of the racing action below.

The master bedroom exudes luxury and comfort, boasting its own ensuite shower room complete with a separate shower cubicle for indulgent relaxation after a day of excitement. Two additional double bedrooms offer ample space and comfort, each meticulously appointed to cater to your every need. These bedrooms share access to a beautifully appointed bathroom.

In conclusion, this three-bedroom apartment at Newbury Racecourse offers a rare opportunity to experience luxury living at its finest. With its stunning views, spacious interiors, and impeccable condition, it presents a haven of sophistication and comfort, promising an unparalleled lifestyle for discerning individuals. Secure allocated under croft parking space.

-  Welcoming communal entrance with lift and stairs access
-  Access to under croft parking area
-  Entrance hall with utility cupboard
-  Bedroom one with en suite shower room
-  Two further double bedrooms
-  Main bathroom with separate shower cubicle
-  Large open plan kitchen/ living room
-  Approx 118 years remaining on the lease
-  £285 per annum ground rent
-  £2,500 per annum maintenance charge
-  Council tax band E
-  Undercroft Parking

Directions

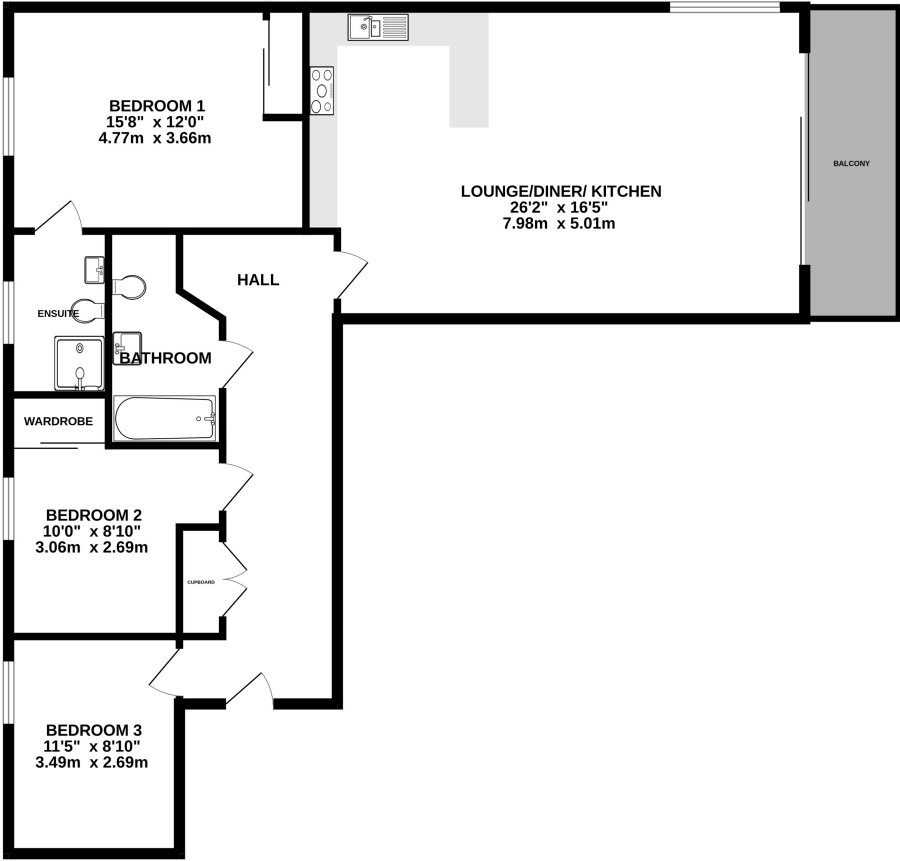
Head east out of Newbury on the A4 signposted Thatcham and Reading for approx. 1 mile. At the major Hambridge Road crossroads turn right into Hambridge Road. Proceed to the roundabout and proceed straight across onto the large flyover. At the T-junction turn right and first right again. Turn immediately, left into Kingman Way, drive under the building and Farriers House will be found on the left.

Local Information

Newbury offers the best of town and country living; being the principal town of West Berkshire, Newbury is a lively market town sitting astride the Kennet and Avon Canal. From Watership Down in the south and the Ridgeway in the North, Newbury is in an area of outstanding natural beauty and enjoys a rich heritage as well as having an excellent range of facilities including the famous Newbury Racecourse and excellent Park Way shopping centre. There are many more things to see, do and explore in and around Newbury, from the 800 year old street market which is held twice a week in the centre of the town, a farmers' market on the first and third Sunday and an Artisan market on the last Sunday of every month. There are a variety of independent shops as well as larger department stores. Entertainment is well catered for with a theatre offering a variety of different shows for all ages, a 7 screen Vue cinema and an independent cinema. There is a wide choice of places to eat and drink including well known bars and chain restaurants to family run restaurants and cafés plus a good range of public houses located in the heart of the town and the surrounding villages. Newbury also has a good choice of health and sports clubs and several popular golf courses. Newbury has fantastic communication links. Reading, Oxford and Basingstoke are within a comfortable distance and there is a mainline train station with frequent intercity trains to Reading and London Paddington. The M4 (junction 13) lies North of Newbury approximately 4 miles from the town centre.

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	

SECOND FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



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