



Kingman Way

Cricketts

Flat 52 Southmead House, Kingman Way, Newbury, Berkshire. RG14 7FY.



£270,000 Leasehold



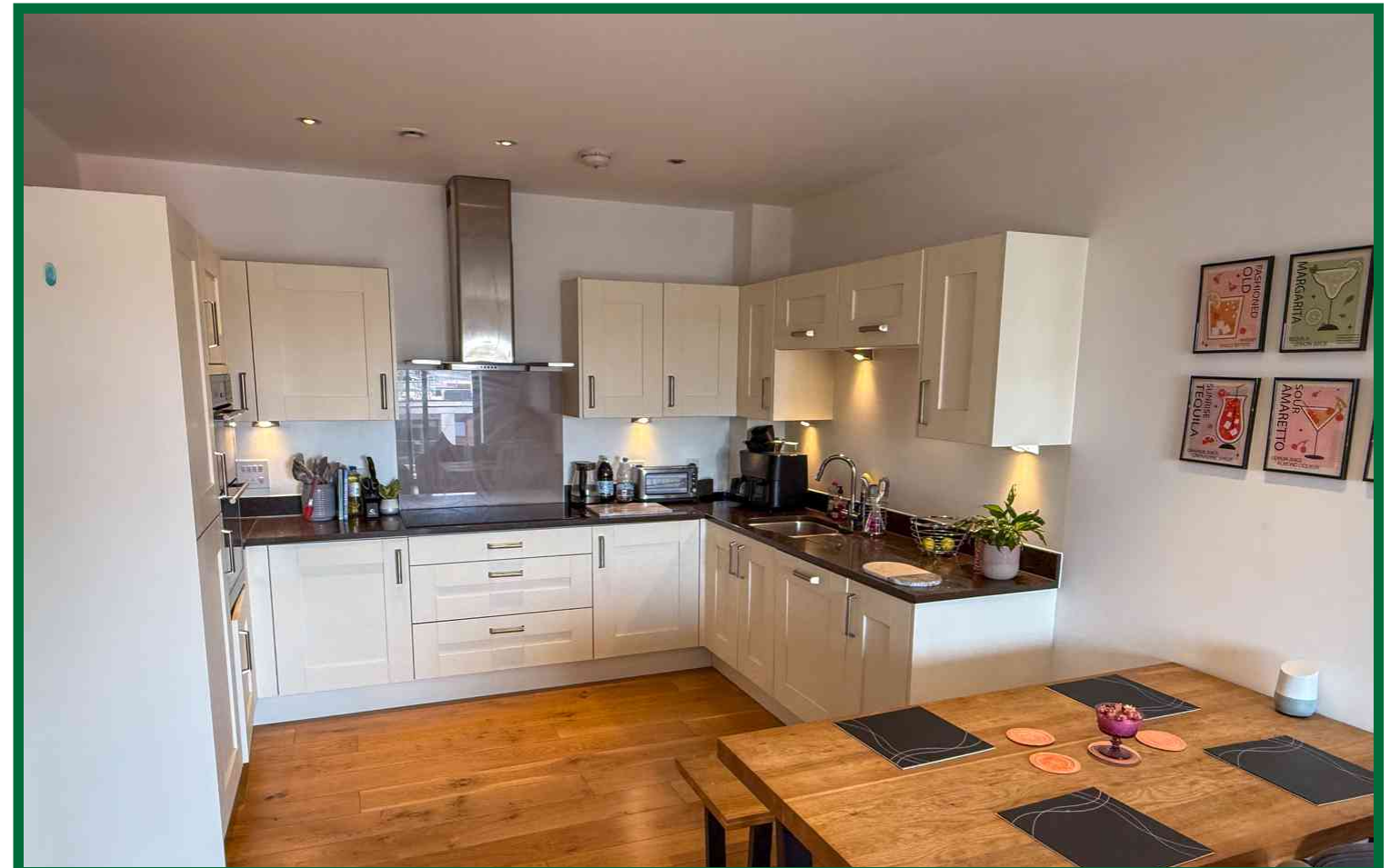
- Two bedroom sixth floor apartment
- Two bathrooms
- One allocated parking space
- Approx 105 years remaining on the lease
- Approx £160 per annum ground rent
- Approx £2,000 per annum maintenance charge
- Integrated appliances
- Council tax band D

Well-Presented sixth floor apartment located within the highly popular Racecourse development, this spacious and well-maintained two bedroom, two bathroom apartment offers stylish modern living in a desirable location.

Situated in a contemporary block with elevator access to all floors, the property is just 10 years old and ideal for first-time buyers, downsizers, or investors alike. The apartment features an open-plan kitchen, dining, and lounge area, creating a bright and welcoming space perfect for both relaxing and entertaining. The modern kitchen is fully fitted with integrated appliances, and the living area opens out onto a private balcony—ideal for enjoying your morning coffee or evening drinks. Both bedrooms are generously sized, with the primary bedroom benefiting from an en-suite shower room. A further family bathroom completes the accommodation.

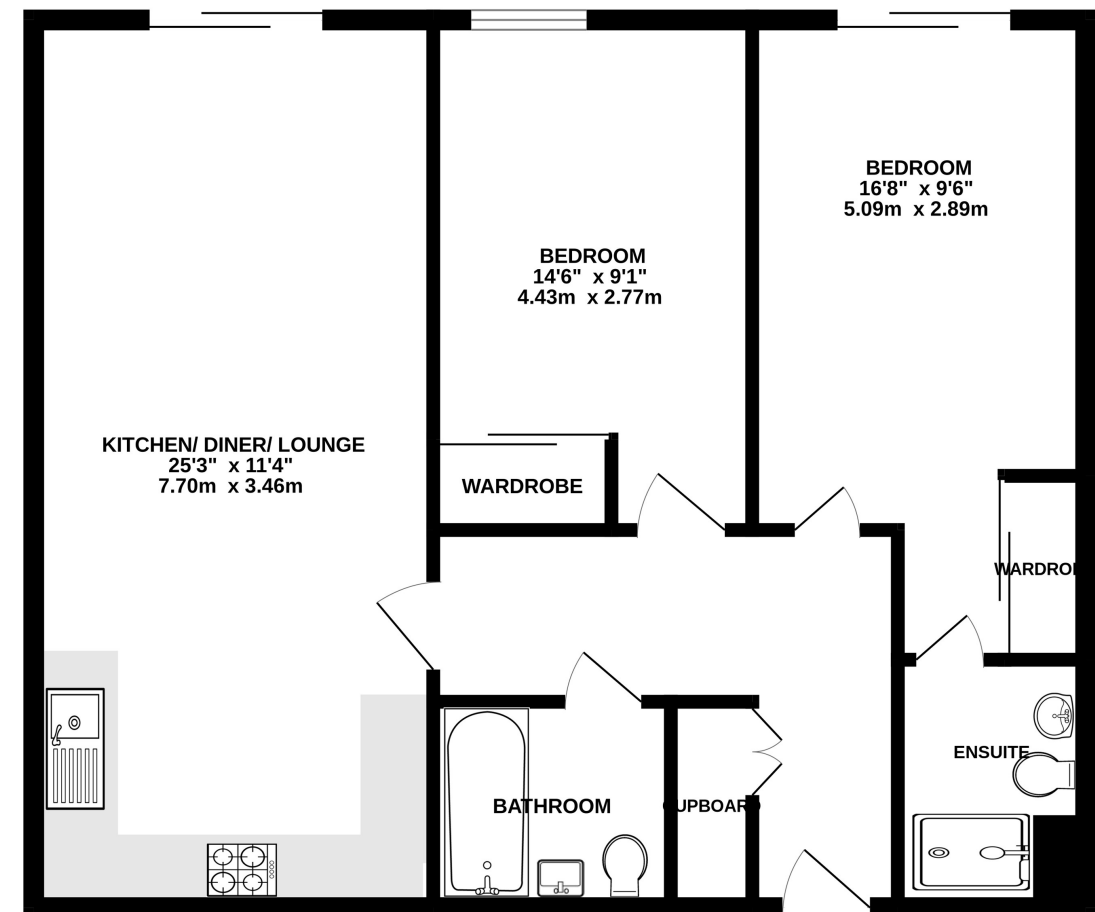
Additional features include: Secure entry system, lift access, one allocated parking space, double glazing and gas central heating. The Racecourse development is known for its landscaped grounds, excellent local amenities, and great transport links.

Early viewing is highly recommended.





GROUND FLOOR 755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(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:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** D



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