



Racecourse Road

Cricketts

3 Chatham House, Racecourse Road, Newbury, Berkshire, . RG14 7GJ.

Leasehold



- First floor apartment
- Elevator and stairs to all floors
- Master bedroom with en suite shower room
- Guest bedroom with built in wardrobes
- Open plan living room/ dining/ kitchen
- Approx 115 years remaining on the lease
- Approx £285 per annum ground rent
- Approx £2423 per annum maintenance charge
- Council tax band D
- Undercroft parking
- Wrap around balcony



Stunning first floor apartment with wraparound Balcony at Newbury Racecourse Positioned in one of Newbury's most iconic and desirable locations, this beautifully maintained first-floor apartment at Newbury Racecourse offers a rare opportunity to enjoy panoramic views of the racecourse itself—perfect for soaking up the thrilling atmosphere and activity on race days from the comfort of your own private balcony.

Built to an exceptionally high specification by David Wilson Homes just 10 years ago, this contemporary apartment is presented in immaculate condition throughout. A smart communal entrance welcomes you with a secure intercom entry system and access to elevators servicing all floors.

Inside, the spacious L-shaped reception hallway offers practicality and storage with a utility cupboard (plumbed for a washer/dryer), and ample storage cupboards. The open-plan kitchen and lounge area is bright and inviting, with sliding patio doors and a full-length window—fitted with remote electric thermal blinds throughout—providing direct access to the expansive balcony and flooding the space with natural light. The kitchen features sleek cabinetry, granite worktops, and integrated appliances including a dishwasher, fridge/freezer, oven, hob, and extractor. The master bedroom also enjoys direct balcony access through sliding doors and benefits from an en-suite shower room with a generous double shower cubicle. The second bedroom features a full-length window with uninterrupted racecourse views and both bedrooms offer built-in double wardrobes. A stylish guest bathroom is fitted with premium sanitary ware and a shower over the bath.

Additional features include undercroft secure parking, a dedicated visitors' car park, and beautifully maintained communal areas. This exceptional apartment combines luxury living with a front-row seat to all the energy and excitement of Newbury Racecourse—ideal for racing enthusiasts, professionals, or anyone seeking a unique and elegant home—Excellent for commuters with a short walk to the railway station and the town centre.

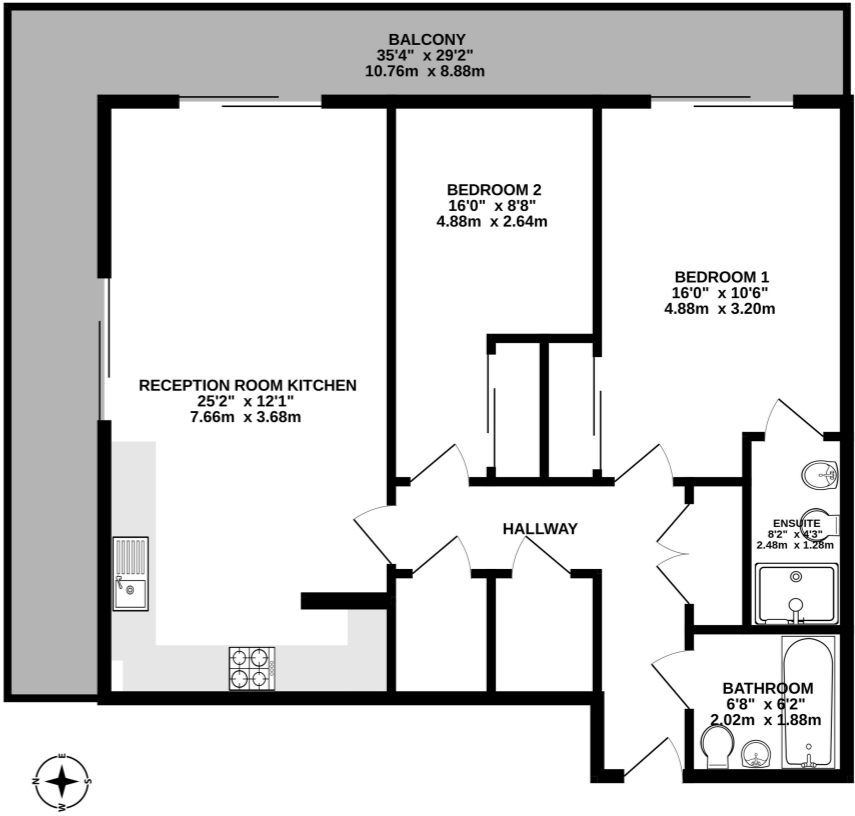




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

FIRST FLOOR



TOTAL FLOOR AREA : 818sq.ft. (76.0 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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