



The Dolmans

Cricketts



# 7 The Dolmans, Shaw, Newbury, Berkshire. RG14 2FQ.

## £355,000 Leasehold



- No onward chain
- STUNNING two bedroom top floor apartment
- Two bathrooms
- Open plan living/ dining room/ kitchen
- Integrated appliances
- Allocated parking plus visitors spaces
- Walking distance to Newbury town centre
- Approx 140 years remaining on the lease
- Approx £1600 per annum maintenance charges and ground rent

Luxurious Gated Apartment in Prime Newbury Location – No Onward Chain

Welcome to The Dolmans, a beautifully presented and spacious two-bedroom apartment nestled within an exclusive gated development just moments from Newbury town centre. This stylish home offers over 1,120 sq ft of high-specification living space, combining modern comfort with elegant design. Step inside to discover a generous open-plan lounge, kitchen, and dining area, perfect for entertaining or relaxing. The kitchen is fully fitted with integrated appliances, sleek cabinetry, and granite worktops, including a central island that adds both function and flair. The apartment features two double bedrooms, including a luxurious master suite with en-suite shower room, and a smart bathroom.

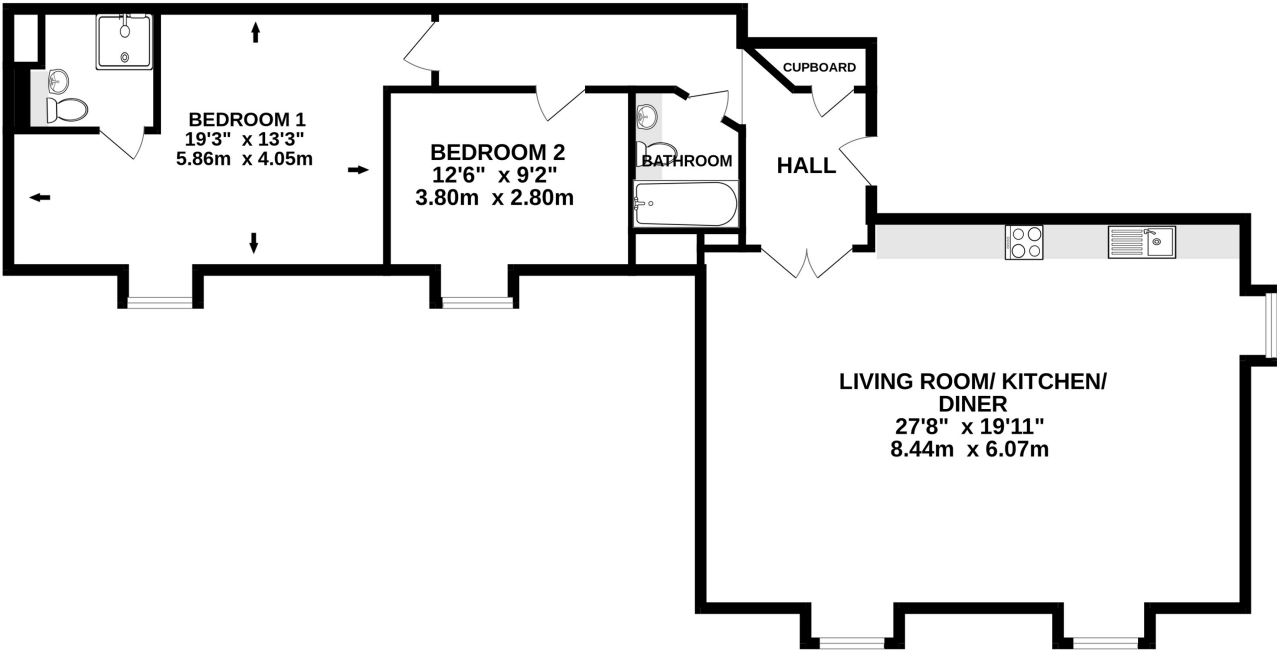
Additional highlights include gas central heating, built-in storage, a video entry phone system, and a modern alarm system for added peace of mind.

Outside, the property benefits from secure allocated parking, visitors parking, and access to beautifully maintained communal gardens. The development is accessed via electric gates, offering both privacy and security. With no onward chain, this is a rare opportunity to own a premium apartment in a sought-after location, ideal for professionals, downsizers, or investors alike.





**TOP FLOOR**  
**1127 sq.ft. (104.7 sq.m.) approx.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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.  
 Made with Metropix ©2025



**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.

14 The Broadway Newbury Berkshire RG14 1BA  
 sales@cricketts.co.uk www.cricketts.co.uk T:01635 43333  
 Registered in England Registration No. 04637744 Vat No.811609452



