



Kingman Way

Cricketts

Kingman Way, Newbury, RG14 7GS

£399,995



DESCRIPTION

An amazing fifth floor luxury apartment with amazing far reaching views over the racecourse and grandstand. Situated off of Kingman Way and is one of the larger apartments just below the Penthouse.

TO EXPERIENCE THE AMBIANCE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

The property was built by David Wilson Homes to a very high specification and has been very well maintained by it's current owners. The accommodation is spacious and comprises:- A lovely communal reception hallway and elevator to the upper floors. Hallway with utility cupboard with plumbing for washing machine, cloakroom, large lounge/dining/kitchen with full length windows on two sides of the room and sliding patio doors leading out to a south facing balcony with fantastic views over the racecourse. The kitchen area is fitted with a range of kitchen furniture and integrated appliances including oven, hob, extractor, fridge/freezer and dishwasher. Master bedroom with ensuite shower room and built in wardrobes, second double bedroom also with built in wardrobes and bathroom.

Undercroft secure parking.

- 🏠 Welcoming communal entrance with elevator and stairs rising to all floors
- 🏠 Entrance hall with utility cupboard
- 🏠 Bedroom two with built in wardrobes
- 🏠 Bathroom
- 🏠 WC
- 🏠 Master bedroom with en suite shower room and built in wardrobes
- 🏠 Very spacious kitchen/ dining/ living room
- 🏠 Sliding doors leading onto the South facing balcony
- 🏠 Fantastic views over the racecourse and grandstand
- 🏠 One under croft parking space
- 🏠 Approx 118 years remaining on the lease
- 🏠 Approx £285 per year ground rent
- 🏠 Approx £200 per month maintenance charge
- 🏠 1053 square feet including the balcony

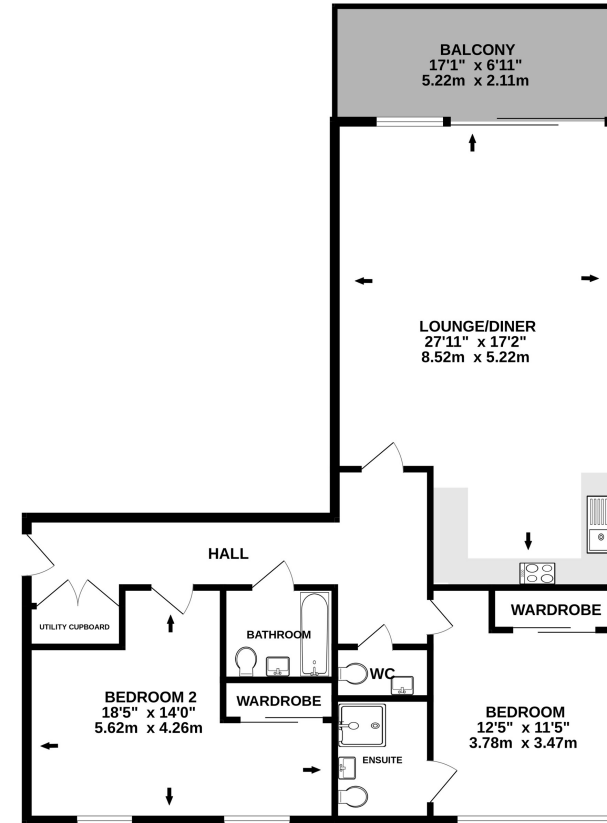
Directions

Proceed east out of Newbury on the A4 and at the major crossroads at Hambridge Road turn right into Hambridge Road continue along this road to the roundabout and proceed straight over and across the bridge. At the next roundabout turn right and follow the road around the bend and turn immediately left drive under the archway and Challow House will be found a short distance on the left hand side.

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.

FIFTH FLOOR
1053 sq.ft. (97.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	

TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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