



**FLAT 9 SOUTHMEAD HOUSE**  
Kingman Way, Newbury

**Carter Jonas**

## **FLAT 9 SOUTHMEAD HOUSE KINGMAN WAY NEWBURY RG14 7FY**

- Newbury town and mainline station close by
- M4 (J13) 5 miles

Highly desirable location · private lobby with stairs and lift and secure entry phone system · entrance hall with generous storage · open plan sitting room and kitchen · modern fitted units and integrated appliances · balcony accessing sitting room · bathroom · principal bedroom with built in wardrobes and en suite shower room · second double bedroom with built in wardrobes · double-glazing · private parking · benefitting from an EWS1 Fire Safety certificate · high speed fibre installed · Energy Rating B

### **SITUATION**

Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

### **DESCRIPTION**

Flat 9 Southmead House is a beautifully presented modern second floor apartment offering lots of light and space. A generous entrance hall gives access to all principal accommodation with a large sitting room opening to a fantastic well equipped fitted kitchen with high quality integrated appliances. The sitting room is a particular feature of the property benefitting from a generous balcony.

**A STUNNING 2 BEDROOM SECOND FLOOR APARTMENT WITH A HIGH QUALITY SPECIFICATION LOCATED ON THIS LANDMARK DEVELOPMENT ON NEWBURY RACECOURSE. THE PROPERTY BENEFITS FROM A FANTASTIC WEST FACING BALCONY WITH VIEWS OF THE RACECOURSE, PRINCIPAL BEDROOM WITH EN SUITE AND PRIVATE PARKING.**



There is a principal bedroom suite with built in wardrobes and en suite shower and a second comfortable double bedroom. The accommodation is completed with a modern family bathroom. This extremely popular development has been beautifully designed and is now regarded as a landmark development within the town.

#### **OUTSIDE**

There are well kept communal areas and private parking.

### **ADDITIONAL INFORMATION**

**Tenure:** 125 years from 2017. Service Charge - £1,776 per annum. Ground Rent - £285 per annum

**Services:** All mains services connected, gas fired central heating via communal gas boiler

**Local Authority:** West Berkshire Council - 01635 551111

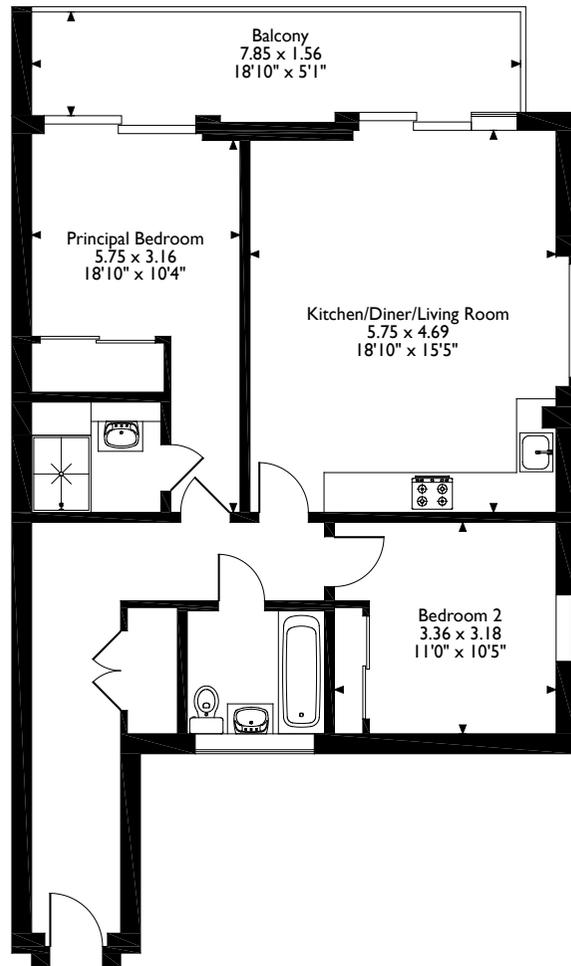
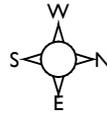
**Council Tax:** Band D

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG14 7FY



Flat 9 Southmead House, Kingman Way, Newbury  
 Approximate Gross Internal Area  
 76 Sq M/818 Sq Ft



Second Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK

**IMPORTANT INFORMATION**

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