



FLAT 45 SOUTHMEAD HOUSE
Kingman Way, Newbury

Carter Jonas

FLAT 45 SOUTHMEAD HOUSE KINGMAN WAY NEWBURY RG14 7FY

- Newbury town and mainline station within walking distance
- M4 (J13) 5 miles

Communal entrance hall with video entry system with lift and stairs to fifth floor · long personal hallway · kitchen/ dining/living room with access to west facing balcony · bathroom · bedroom also with access to balcony · allocated parking space · Council Tax Band C · 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

Accommodation - Communal front door into large, smart and spacious communal entrance hall with security entry video phone system. Stairs and lift to:

Fifth Floor - Communal landing to personal front door. Through front door to long entrance hall with two door built-in cupboard and providing access to the kitchen/ dining/living room, bedroom and bathroom.

A VERY SMART AND SPACIOUS ONE BEDROOM APARTMENT ON THE FIFTH FLOOR WITH GOOD SIZED BALCONY COMMANDING WESTERLY VIEWS TOWARDS NEWBURY, THE GRANDSTANDS AND FINISHING LINE.



Super size open plan kitchen/dining/living room with engineered oak flooring. The kitchen area has a smart range of eye and low-level units with seal stone worktops, built-in oven, hob with stainless steel extractor hood, built-in dishwasher and built-in fridge/freezer. The living area is lovely and light with a west facing window and door providing access to the large balcony with glass balustrade surround, ideal for entertaining. There is enough space on the balcony for a table and chairs which has westerly views towards Newbury, the racecourse grandstand and finishing line. The bedroom, with two door sliding mirror fronted wardrobes, also has a west facing aspect window and patio sliding door leading out to the balcony. The bathroom has a smart suite comprising panelled bath with shower attachment over, pedestal wash hand basin, low-level WC and chrome heated ladder towel rail.

OUTSIDE

Parking - There is one allocated parking space within the gated development which is located to the front of the building.

ADDITIONAL INFORMATION

Tenure: Leasehold - 125 years from 2017. Service charge £1,744 per annum. Ground rent £185 per annum

Services: Mains electricity, water and drainage, gas fired central heating

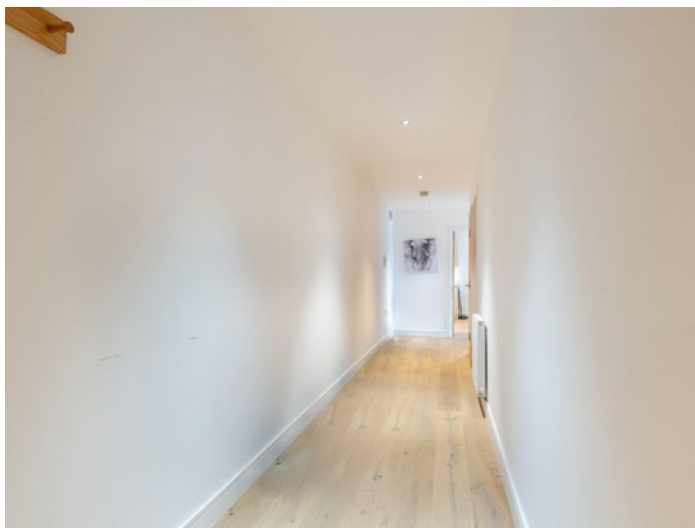
Local Authority: West Berkshire Council - 01635 551111

Council Tax: Band C

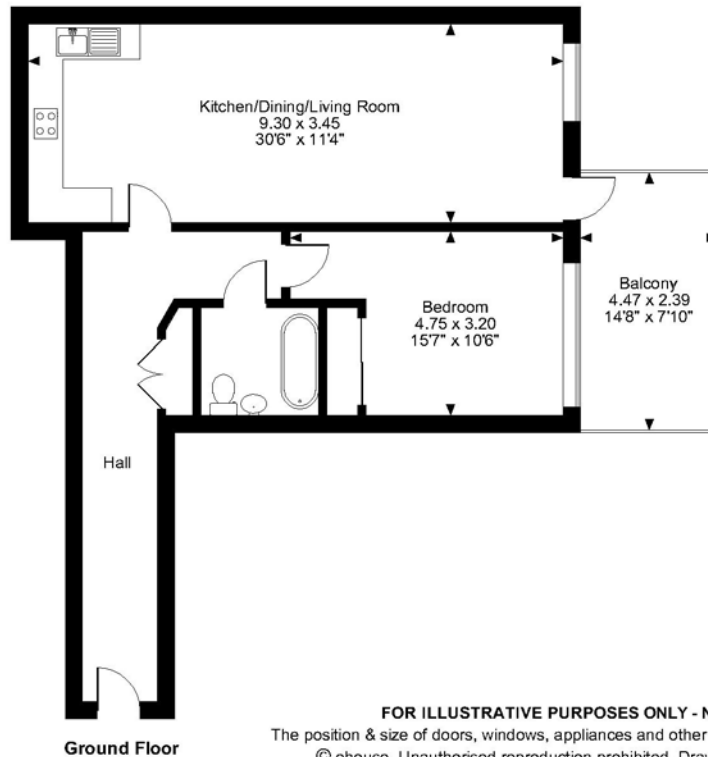
Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG14 7FY

From Hambridge Road enter the development passing Nuffield Fitness on your right hand side. Take the first available left turn into Kingman Way and continue to the end of the development. Southmead House can be found on your right hand side and Bay 45 to the right of the property.



Southmead House, Kingman Way, Newbury
 Approximate Gross Internal Area
 Main House = 721 sq ft / 67 sq m
 Balcony external area = 115 sq ft / 11 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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