



33 SOUTHMEAD HOUSE
Guide Price £219,950

Carter Jonas

33 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 · double-glazing · private parking · benefitting from an EWS1 Fire Safety certificate · high speed fibre available · 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 33 Southmead House is a beautifully presented modern 4th floor apartment offering lots of light and space. A generous entrance hall gives access to all principal accommodation with an open plan sitting room with patio doors accessing the generous balcony opening to a well-equipped fitted kitchen/diner with high quality integrated appliances.

A BRIGHT AND SPACIOUS 1 BEDROOM FOURTH FLOOR APARTMENT WITH A HIGH QUALITY SPECIFICATION LOCATED ON THIS LANDMARK DEVELOPMENT ON NEWBURY RACECOURSE. THE PROPERTY BENEFITS FROM A LARGE BALCONY, BEDROOM WITH BUILT IN WARDROBES AND PRIVATE PARKING.



There is comfortable double bedroom with built in wardrobes and additional access to the balcony. The accommodation is completed with a modern 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: Leasehold 117 years remaining. Ground Rent £185 per annum. Service Charge £1,350.02 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 C

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG14 7FY





Newbury 01635 263000
 newbury@carterjonas.co.uk
 51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk
 Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.