



**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





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 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**

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