



## Kingman Way, Newbury, Berkshire, RG14

£88,000 *Leasehold*



**\*\*40% SHARED OWNERSHIP\*\*** A beautifully presented one bedroom apartment with views of the Newbury horizon, allocated parking, large balcony and open plan living kitchen.

The property is in fantastic condition throughout and consists of a generous bedroom, with sliding doors onto the balcony. There are built in wardrobes and cream carpets. The bathroom features a shower over the bath with neutral tiling and grey flooring.

The open plan kitchen living room offers a fantastic hosting space. The kitchen has been upgraded by the current owner and has white cabinets and tiling with a dark wood effect worktop, with very similar coloured flooring. The owner has also added a breakfast bar to enjoy the beautiful views. The living area offers a cozy space to relax with a further access point to the balcony. The balcony is generous in size and overlooks the green and the Newbury horizon.

The property benefits from lift access and allocated parking.

### KEY FEATURES

- 499ft<sup>2</sup> / 46m<sup>2</sup>
- Generous Balcony
- Stunning Views
- Open Plan Living Kitchen
- Double Bedroom
- Bathroom
- Allocated Parking



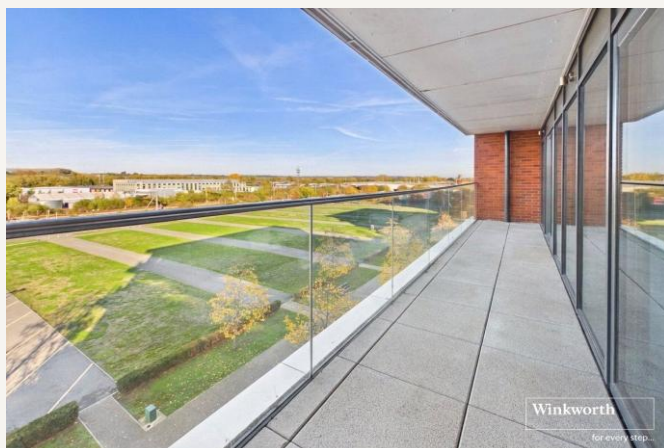
### Newbury

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## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 117 Years

**Service Charge:** £2,220 per annum

**Ground Rent:** N/A

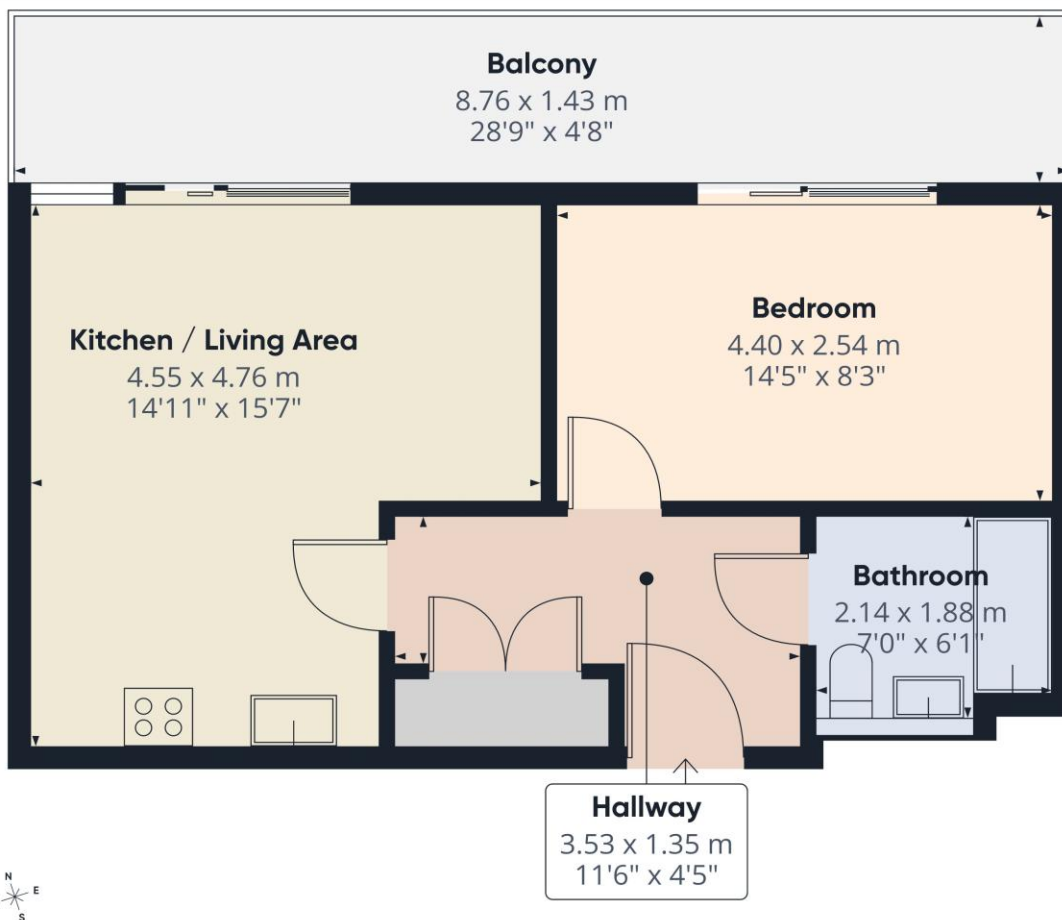
**Monthly Rent:** £350

**Council Tax Band:** C

**EPC rating:** B

There is Ultrafast Broadband available in the area and there are no known mobile coverage issues.

The property is connected to mains water and drainage and



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**GLA<sup>®</sup>**

46.39 m<sup>2</sup>  
499.39 ft<sup>2</sup>

**Unfinished<sup>®</sup>**

12.42 m<sup>2</sup>  
133.68 ft<sup>2</sup>

(1) Finished, above grade

(2) Not suitable for year-round living  
(incl. garage, balcony, deck)

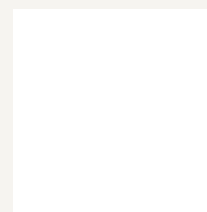
Ext. wall thickness assumed: 15.24  
cm/6 in

Calculations reference the ANSI-Z765  
standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

**GIRAFFE360**

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

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<https://www.winkworth.co.uk/sale/property/NEB260305>

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