



Kingman Way, Newbury, Berkshire, RG14

£415,000 *Leasehold*

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A luxury three bedroom apartment with a larger than average south facing balcony with finish line views!!

The accommodation comprises of a breathtaking dual aspect kitchen/living/dining room. The kitchen consist of cream cabinets with a light worktop and integrated appliances. There is a breakfast bar, seamlessly blending into the dining and living area. With a large window facing east and sliding balcony doors facing south, the room is flooded with natural light. The balcony is larger than average and offers finish line views.

There are three double bedrooms with the master bedroom being of a particularly great size and offering built in storage and ensuite. Bedroom two also offers two large built in wardrobes.

The family bathroom consists of a separate shower and bath, heated towel rail and a mix of white and grey tiling.

The property comes with an allocated parking space, a very large balcony and incredible views across the well maintained Racecourse grounds.

KEY FEATURES

- 1108ft² / 103m²
- Dual Aspect Living Dining Room
- Three Double Bedrooms
- Ensuite in Master
- Large Family Bathroom with Shower and Bath
- LARGER THAN AVERAGE SOUTH FACING BALCONY
- Allocated Parking
- Finish line Views

Newbury

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MATERIAL INFO

Tenure: Leasehold

Term: 116 Years remaining on the lease.

Service Charge: £3595 per annum

Ground Rent: £ 285 Annually (subject to increase)

Council Tax Band: E

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 operates on electric central heating.

