



## Flat 8, Lockinge House RG14 7GR

**A beautifully presented first floor apartment at the popular Newbury Racecourse Development.**

As you enter this two double bedroom property you are greeted by a fantastic entrance hallway that is equipped with a useful utility cupboard.

You walk through to the open plan kitchen/living room that floods with natural light from the balcony doors. The kitchen is fully fitted with integrated fridge/freezer, dishwasher and cooker.

The modern family bathroom is spacious and comes with heated towel rail. The apartment comes with two generously sized bedrooms that equipped with built in storage and en-suite to the master - this property really is perfect for a whole range of buyers.

This property comes with one allocated parking space. Additional spaces can be rented through the block managers at the coach car park.

EPC: B

West Berkshire Council Tax Band: C

No known mobile or broadband issues.



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## AT A GLANCE

### \*RACECOURSE DEVELOPMENT\*

Two bedrooms  
Living Room  
Kitchen  
Balcony  
Family Bathroom  
En-suite  
Utility Cupboard

## UTILITIES

Mains Water  
Mains Electric  
Mains Drainage

## LEASE DETAILS

### LEASEHOLD DETAILS

Block Managers: Remus  
Approx 117 years lease remaining.  
Ground rent £285  
Service Charge £1,938.97

Copy lease available on request.

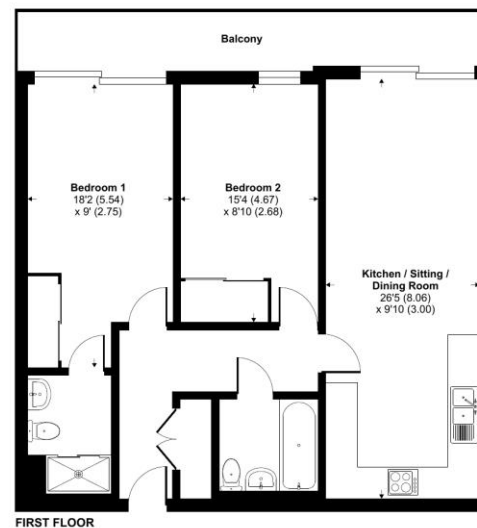
## DIRECTIONS

What3words://rating.wizard.crest



## Kingman Way, Newbury, RG14

Approximate Area = 767 sq ft / 71.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Winkworth. REF: 1344322

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## Newbury Office

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# Winkworth

See things differently.