



FLAT 19 APRIL SEVENTH

NEWBURY, RG14 7LZ

A fantastic, modern two double bedroomed second floor apartment situated on the highly sought-after Newbury Racecourse development, featuring views of the racecourse.

As you enter the property, you are immediately greeted by a reception hallway. To your right is the large living/dining area, which benefits from dual aspect windows, flooding the room with plenty of natural light. The fully fitted kitchen is located opposite the living/dining area, and features built in appliances installed behind neutral white cabinets. Further down the Hallway you will find the family bathroom decorated with light grey tiling, featuring a bath, sink, toilet, heated towel rail and basin.

The master bedroom is generously sized, and features plenty of built in storage with an en-suite benefitting from a double shower, toilet and basin. The second bedroom is also an incredible size, and has french doors leading to the south-east facing balcony, offering stunning views close to the starting line of the Newbury Racecourse.

To the rear of the apartment there are two allocated car parking spaces located in a shared car park for residents only. The property is located on the second floor.



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AT A GLANCE

- 724 ft²/ 67.3m²
- Two Double Bedrooms
- Master with Ensuite
- Family Bathroom
- Living/Dining Room
- Fully fitted kitchen
- South-east facing balcony
- Two allocated parking spaces
- Views of the racecourse

UTILITIES

The property is connected to all mains and operates on gas central heating. There is Ultrafast Broadband available in the area and there are no known mobile coverage issues.

EPC - B

West Berkshire Council Tax Band - C

LEASEHOLD DETAILS

Length of lease (years remaining): 994 from date of listing

Annual ground rent amount: Peppercorn

Annual service charge amount: £1546.36

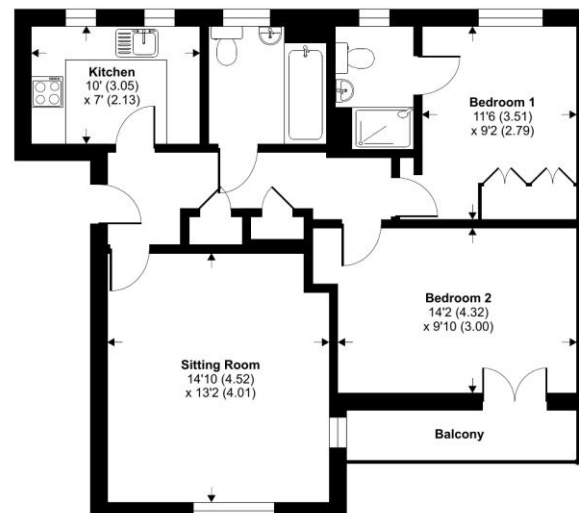
DIRECTIONS

What3words///lock.deeply.these

April Seventh, Home Straight, Newbury, RG14

Approximate Area = 724 sq ft / 67.3 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Winkworth. REF: 1296172

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See things differently.