



Winkworth

for every step...

Chatham House, Racecourse Road, Newbury, RG14

£400,000 *Leasehold*



A stunning, furnished first floor apartment with fabulous views down the straight mile at Newbury Racecourse.

This corner apartment has the latest fixtures and fittings you would expect in a stylish modern apartment with an amazing wrap around balcony taking in full views over the racecourse to the surrounding countryside.

There is a security entryphone system and a spacious hall with built in utility cupboard and storage. The living area (27ft 1" x 20ft 8") has a fully fitted kitchen to one end with all appliances and an almost fully glazed end wall with sliding doors to the wrap around balcony.

Both bedrooms are generous doubles with built in wardrobes, the master has doors to the balcony and a stylish ensuite shower room and the second bedroom is served by a family bathroom.

There is lift access and one allocated parking space.

The apartment has been redecorated throughout.

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.

KEY FEATURES

- Two double bedrooms
- Two bath/shower rooms
- Open plan living area
- Stunning views over Newbury Racecourse
- Large roof terrace/ balcony
- Fully fitted kitchen
- Parking



Newbury

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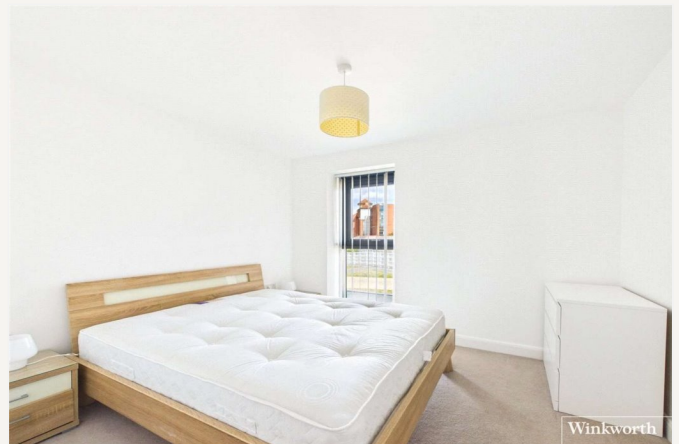




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MATERIAL INFO

Tenure: Leasehold

Term: 114 year and 0 months

Service Charge: £2668 per annum

Ground Rent: £ 285 Annually (subject to increase)

Council Tax Band: D

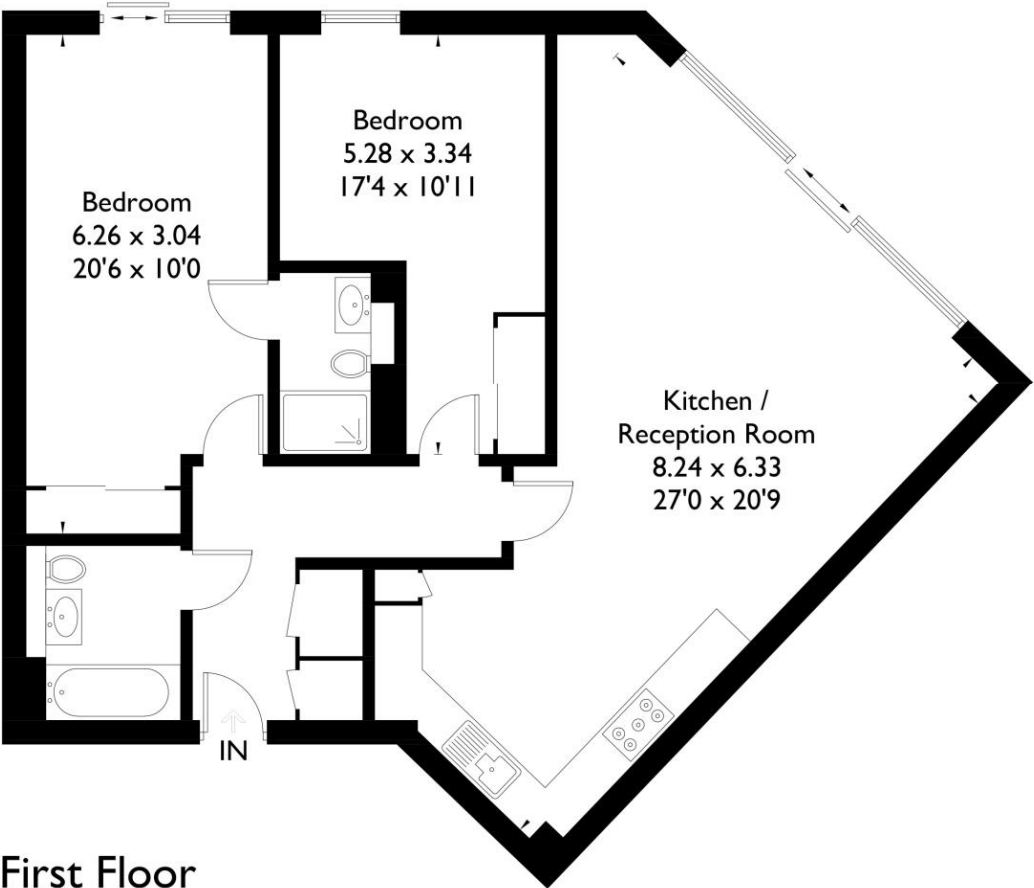
EPC rating: C

Broadband - BT & Sky available

Mobile signal: No signal issues

Chatham House, Racecourse Road, Newbury, RG14 7GJ

Approximate Gross Internal Area = 91.3 sq m / 983 sq ft



First Floor

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

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NEB260271>

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