



6 FARRIERS HOUSE

NEWBURY, RG14 7GT

NO ONWARD CHAIN A beautifully presented three-bedroom apartment on the sought-after Newbury Racecourse development, boasting uninterrupted **FINISH LINE VIEWS** and a **SOUTH-FACING balcony**, all set across more than 1,000sqft of stylish living space.

Upon entering, you're welcomed by a generous entrance hallway. The third bedroom is immediately on your left, followed by the second bedroom, which features built-in wardrobes. The principal bedroom includes built-in storage and a sleek en-suite bathroom, complete with modern grey tiling and a walk in shower.

The main bathroom echoes the same elegant tiling, with the added benefit of both a separate bath and walk-in shower.

The open-plan living area is ideal for entertaining, offering a bright and airy space with views across the iconic Newbury Racecourse. The contemporary kitchen features cream gloss units and integrated appliances, including a dishwasher, fridge freezer, oven, and hob.

Thanks to its south-facing aspect, the living room is bathed in natural light throughout the day, while the balcony provides the perfect spot to relax and take in the finish line views and afternoon sun.

Additional benefits include secure gated undercroft parking and visitor spaces within the development. There is also the option to enquire about an additional parking space on the Racecourse grounds.



Winkworth

AT A GLANCE

- Open Living Space
- NO ONWARD CHAIN
- Three Double Bedrooms
- En-suite in Master
- Built in Storage
- Large Balcony with Racecourse Views
- Allocated Parking
- Integrated Appliances to Kitchen

UTILITIES

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.

EPC - B
West Berkshire Council Tax Band – E

LEASEHOLD DETAILS

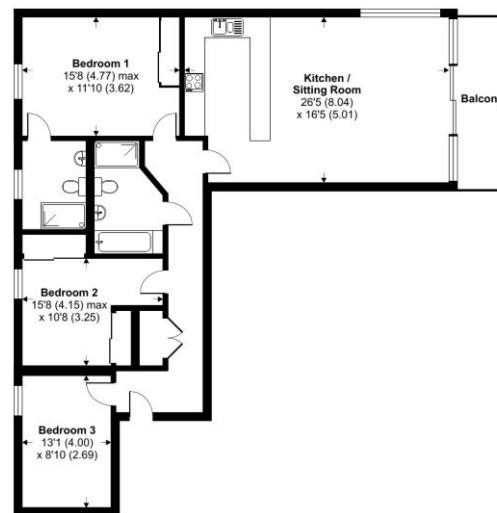
118 Years remaining on the lease.
Ground rent - £xxx per annum
Service Charge - £xxx per annum
Managing agent – Remus
(These are expected service charge and ground rent amounts, we will confirm 2025's as soon as we can)

DIRECTIONS

[What3words//spoken.chair.plant](https://www.what3words.com/spoken.chair.plant)

Farriers House, Kingman Way, Newbury, RG14

Approximate Area = 1198 sq ft / 111.3 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). © rchecom 2024. Produced for Winkworth. REF: 1321391

Winkworth



Newbury Office

43 Northbrook Street, Newbury, Berkshire RG14 1DT
01635 552552 | newbury@winkworth.co.uk

[winkworth.co.uk/newbury](https://www.winkworth.co.uk/newbury)

Winkworth

See things differently.