



DOWNER & CO

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Flat 40, Lockinge House
Kingman Way, Newbury
RG14 7GR

£315,000



Light And Airy Two Double Bedroom Apartment On The Newbury Racecourse Development

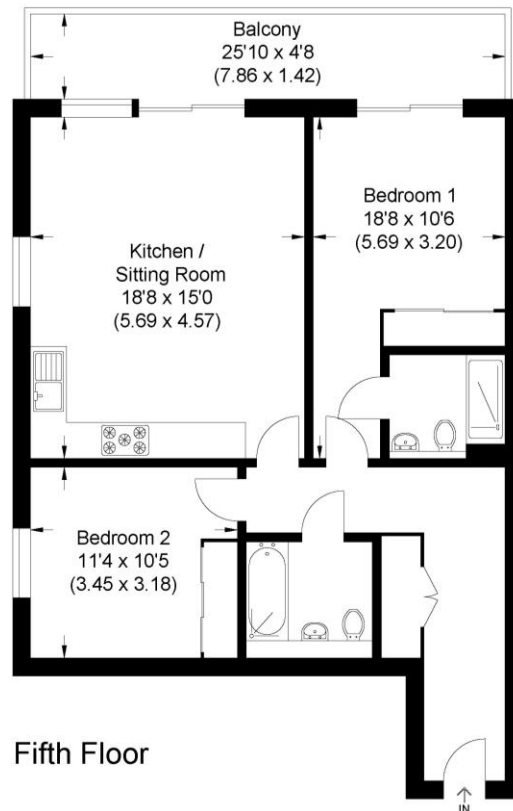
Features.

- Racecourse views
- Open plan living/dining/kitchen
- Master bedroom with balcony and en-suite shower room
- Second double bedroom
- Family bathroom
- Allocated off-road parking
- Visitor parking
- Gas central heating
- Lease: 119 years remaining
- Service Charge: £185.32 per month to Remus Management
- Ground Rent: £285.00 per year





Approximate Gross Internal Area
74.0 sq m / 796.52 sq ft



Fifth Floor

Description.

Rooms with a view! This open plan, modern living accommodation is situated on the Newbury Racecourse development and is light, bright and airy and offers excellent living space.

The apartment comprises, security entry system, communal lobby, lift/stairs to own entrance, hall, open plan kitchen/living/dining area with all integrated appliances and sliding doors opening to the balcony enjoying racecourse views, master bedroom with balcony access and en-suite shower room, further double bedroom and bathroom. Benefits also include allocated off-road parking, visitor parking, 119 years remaining on lease and gas central heating, Viewings highly recommended.

Location.

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. Newbury also has a mainline train station with services direct to Reading and London Paddington.

Illustration for identification purposes only, measurements are approximate, not to scale.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: B

COUNCIL TAX BAND: D

TENURE: LEASEHOLD

For more information on this apartment or to arrange a viewing please call the office on:

01635 523777

Alternatively, visit our website below to view all of the details of this property online.

www.downer.co.uk

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