



## 11 FARRIERS HOUSE

KINGMAN WAY NEWBURY RG14 7GT

**A stunning three bedroom apartment with FINISH LINE VIEWS and a SOUTH FACING balcony, presented beautifully over more than 1000ft<sup>2</sup>.**

As you enter the property, you're greeted with a spacious entry hallway. Bedroom three is the first on your left. Bedroom two has two built in wardrobes and frosted glass to ensure ultimate privacy. The master bedroom again has built in storage as well as an ensuite, which is fitted with modern grey tiling and a shower over the bath.

The family bathroom benefits from the same tiling as the ensuite but has a separate bath and shower. The open living space is great for hosting and provides a fantastic space to look over the beautifully maintained grounds. The kitchen is fitted with cream gloss cabinets and integrated dishwasher, fridge freezer, oven and hob.

The living room is flooded with natural light due to the southerly facing aspect. The balcony offers finish line views and a great space to enjoy the afternoon sun.

There is secure, gated under croft parking alongside visitor spaces within the complex. You are also able to enquire about an additional parking space within the Racecourse development.



**Winkworth**

## AT A GLANCE

- Open Living Space
- Three Double Bedrooms
- En-suite in Master
- Built in Storage
- Large Balcony with Racecourse Views
- Allocated Parking
- Integrated Appliances

## 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 - £285 per annum

Service Charge - ££3110.75 per annum

Managing agent – Remus

## SITUATION

As well as being home to Newbury Racecourse, the town itself offers a comprehensive range of shopping, leisure and educational facilities, in addition boasting a large park just minutes away from the town centre, Victoria Park, which is next to the canal with an impressive open space and excellent sport facilities. Newbury is the headquarters of Vodafone UK and offers a railway station on the direct line to London Paddington (fast train to Paddington has an approx. travel time of 41 minutes). There are also excellent road links via the A34 and M4 motorway, a convenient commute for those working in Reading, Oxford and Southampton.

## DIRECTIONS

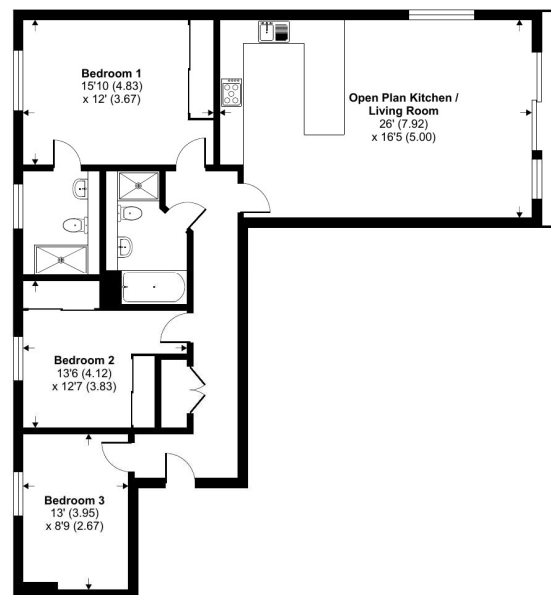
What Three Words//stem.deal.smile



## Kingman Way, Newbury, RG14

Approximate Area = 1163 sq ft / 108 sq m

For identification only - Not to scale



THIRD FLOOR



## Newbury Office

43 Northbrook Street, Newbury, Berkshire RG14 1DT

01635 552552 | [newbury@winkworth.co.uk](mailto:newbury@winkworth.co.uk)

[winkworth.co.uk/newbury](http://winkworth.co.uk/newbury)

# Winkworth

See things differently.