

HILLIER & WILSON



Kingman Way, Newbury, RG14 7GX

Kingman Way, Newbury

A beautifully presented two bedroom, fourth floor executive apartment within a modern purpose built block on the prestigious Newbury Racecourse development by David Wilson Homes. The property was completed in 2018, therefore still covered by the NHBC guarantee, whilst other benefits include a high specification throughout, south facing balcony with stunning views over the Racecourse, uPVC double glazing, lift access from the communal lobby and video entry system. The accommodation comprises entrance hall with Italian porcelain flooring, a dual aspect principal bedroom with en-suite shower room and fitted wardrobe, a further double bedroom with fitted wardrobe, family bathroom and an open-plan kitchen/breakfast/sitting room with Italian porcelain flooring and a balcony with views over the Racecourse. Externally, the property comes with an allocated parking space and access to visitor parking. Frankel House is ideally located within walking distance of Stroud Green, Newbury town centre and mainline railway station which provides regular direct links to London Paddington. NO ONWARD CHAIN





- TWO BEDROOM EXECUTIVE APARTMENT
 - OVERLOOKING THE RACECOURSE
- IN EXCESS OF 1,000 SQ.FT IN SIZE
 - DUAL ASPECT PRINCIPAL BEDROOM
 - OPEN LIVING PLAN LIVING
 - NO ONWARD CHAIN

Services:

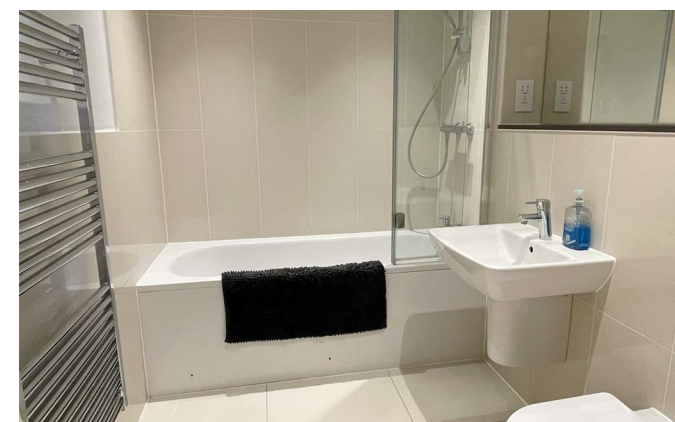
Mains services are connected (Except gas)
(Service charges apply)

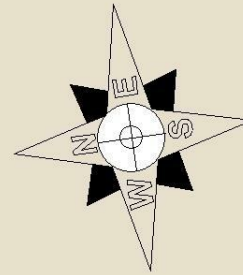
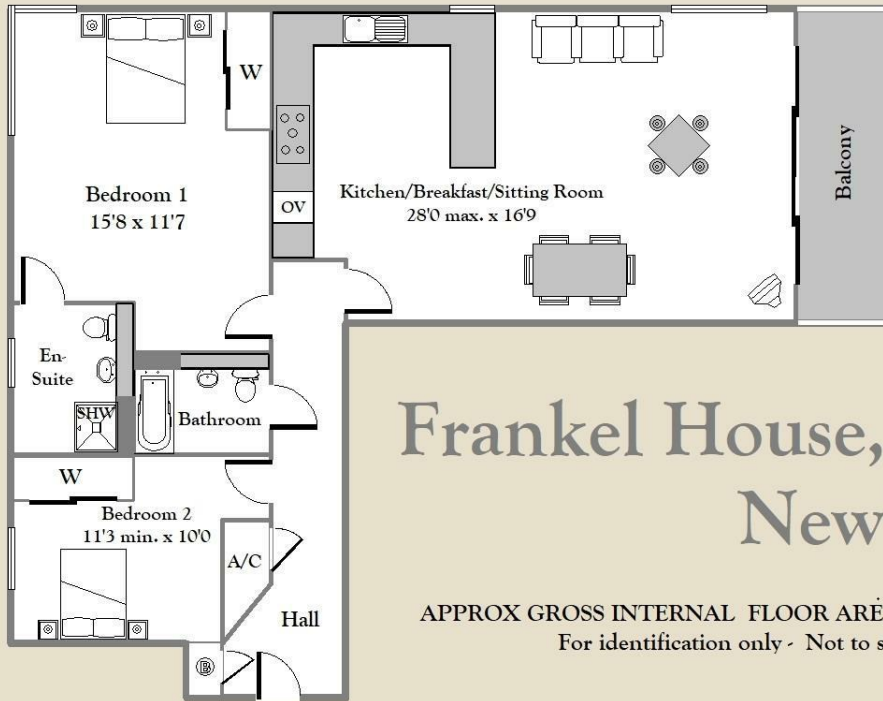
EPC: Rating B

Full results can be sent on request

Council Tax:

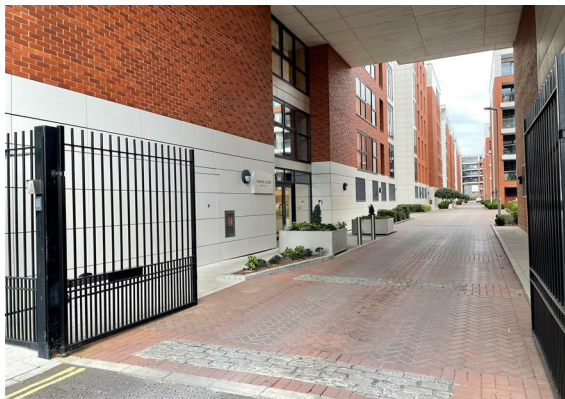
Band D





Frankel House, Kingman Way Newbury

APPROX GROSS INTERNAL FLOOR AREA 1096 sq.ft. (101 sq.m) - (Excluding Balcony)
For identification only - Not to scale - Hillier & Wilson LTD



Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.