



101 CARRUTHERS COURT
£950,000

Carter Jonas

101 CARRUTHERS COURT RACECOURSE ROAD NEWBURY RG14 7GH

- Newbury town and station ½ mile
- M4 (J13) 3 miles

There are 3 apartments on the north side top floor, with additional secure access to the top floor apartments · secure entry phone system · long hallway and 2 storage cupboards · magnificent living/dining/kitchen area with 2 sets of sliding doors onto 50ft balcony with racecourse views · principal bedroom with dressing room and luxury ensuite, bath and shower · guest bedroom with dressing room and ensuite · 3rd bedroom · main bathroom and shower suite · study · additional west facing balcony with stunning roof top views · private undercroft parking for 2 cars · Energy Rating B

SITUATION

Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

DESCRIPTION

This beautifully finished luxury penthouse apartment is one of just 3 apartments on the north side top floor of this highly desirable landmark Racecourse development with a lift taking you to the front door and down to the undercroft parking area. The property offers extensive accommodation with spectacular views and balcony access from all principal rooms.

A STUNNING TOP FLOOR PENTHOUSE APARTMENT WITH IMPRESSIVE VIEWS, 3 BEDROOMS AND STUDY ON THE PRESTIGIOUS RACECOURSE DEVELOPMENT WITH EXTENSIVE HIGH QUALITY LIVING ACCOMMODATION OF OVER 2200SQ FT AND 2 BALCONY AREAS WITH VIEWS DIRECTLY OVER THE RACECOURSE AND TO THE WEST.



A particular feature of the property is the main open plan living space. A 37ft room with beautifully finished and well equipped kitchen with centre island, dining area and living space opening to an extensive 50ft balcony overlooking the entire racecourse. There are 3 double bedrooms, 2 with dressing rooms and fully tiled ensuites and a separate study room. The principal bedroom offers balcony access and the additional 2 bedrooms and study provide lovely westerly views over Newbury and access onto an additional balcony, giving 2 separate outside areas to the apartment. A wonderful design element that sets this property apart from any other in the area.

OUTSIDE

There are beautifully kept well-tended communal areas surrounding the apartment building and this property benefits from 2 private parking spaces, side by side and located in a secure undercroft parking area below the development, there is also an area of visitor parking. Two 50ft private balconies provide wonderful outside space and incredible views over the racecourse and to the west, a favoured spot where the owners enjoy glorious sunsets.

ADDITIONAL INFORMATION

Tenure: Leasehold 125 years from 2014. Ground rent £385 per annum. Service charge approximately £5,800 per annum. Racecourse estate charge approximately £140.

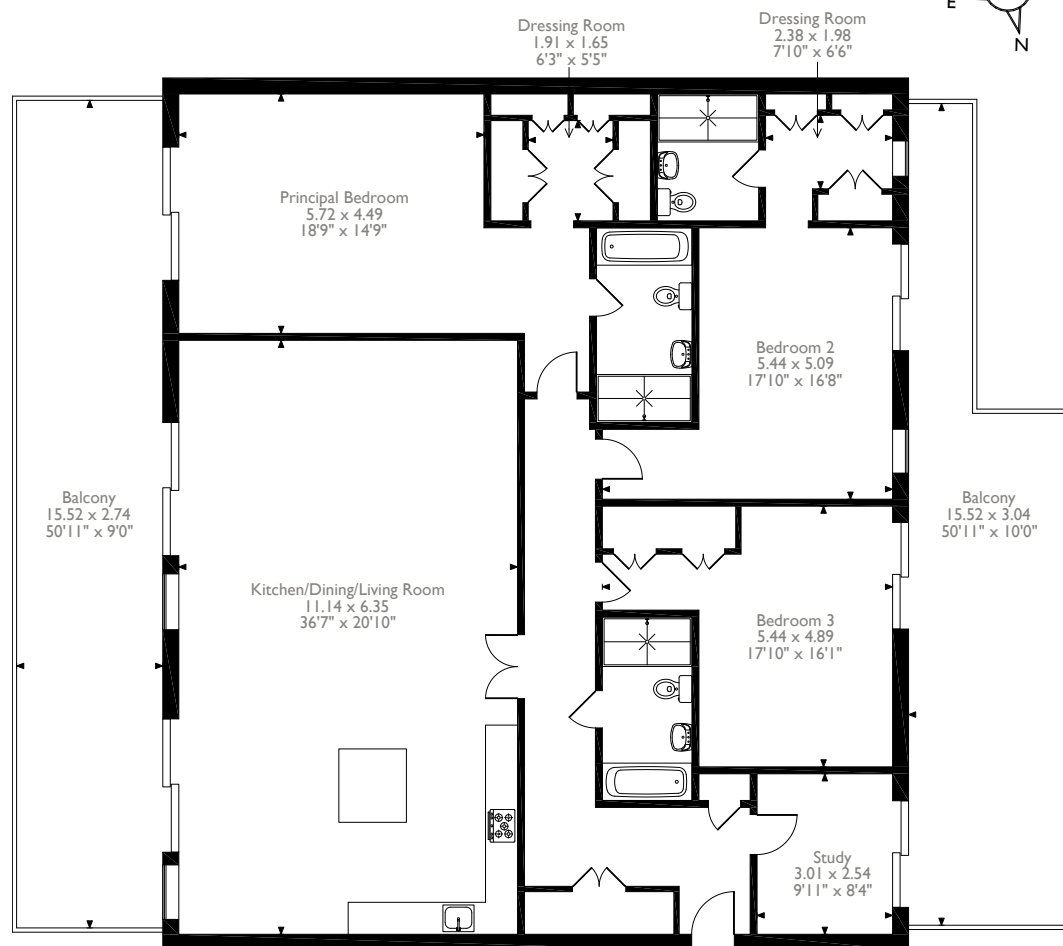
Services: Mains electricity, water and drainage, communal heat source

Local Authority: West Berkshire Council - 01635 551111

Council Tax: Band F



101 Carruthers Court, Racecourse Road, Newbury
Approximate Gross Internal Area
211 Sq M/2271 Sq Ft



Fifth Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.