



52 CARRUTHERS COURT

Guide Price £985,000

Carter Jonas

52 CARRUTHERS COURT RACECOURSE ROAD NEWBURY RG14 7GG

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

Secure access to this fifth floor · entry phone system · long hallway and storage · magnificent living/dining/kitchen area with 2 sets of sliding doors onto an approximately 2,280 sq.ft balcony with beautiful views · principal bedroom with dressing room and luxury ensuite, bath and shower · guest bedroom with dressing room and ensuite · third bedroom · main bathroom · study · underfloor heating throughout · private undercroft parking for 2 cars · Energy Rating C

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 three apartments on the south 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, a particular feature is the main open plan living space. A 33 ft room with beautifully finished and well-equipped kitchen with centre island, dining area and living space opening to an impressive 2,280 sq.ft balcony with incredible views to the west, south and north.

A STUNNING TOP FLOOR PENTHOUSE APARTMENT WITH FANTASTIC OUTSIDE SPACE AND INCREDIBLE VIEWS, 3 BEDROOMS AND STUDY ON THE PRESTIGIOUS RACECOURSE DEVELOPMENT. WITH EXTENSIVE HIGH QUALITY LIVING ACCOMMODATION OF NEARLY 2,200 SQ.FT INCLUDING A 33 FT LIVING/DINING/KITCHEN. PROBABLY THE BEST PENTHOUSE APARTMENT IN WEST BERKSHIRE.



There are 3 double bedrooms, the principal bedroom has a luxurious fully tiled ensuite with separate bath and walk in shower, all have balcony access via sliding doors. There is also a separate study room. This is a truly unique property, the Racecourse location and extensive outside space setting it 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. The impressive balcony offering approximately 2,280 sq.ft of outside space can be accessed from all principal accommodation and provides glorious views over West Berkshire.

ADDITIONAL INFORMATION

Tenure: Leasehold 113 years remaining. Ground rent £385 per annum. Service charge £5,383.07 per annum

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

Local Authority: West Berkshire Council - 01635 551111

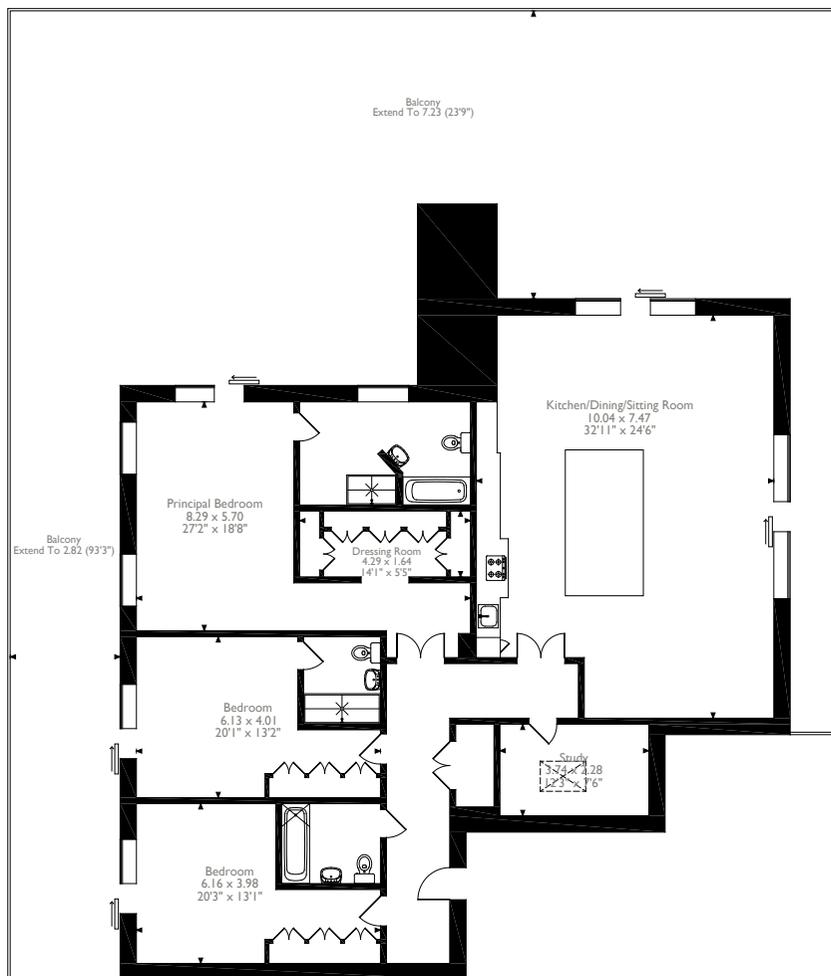
Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG14 7GH



52 Carruthers Court, Racecourse Road, Newbury
 Approximate Gross Internal Area
 201 Sq M/2164 Sq Ft



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		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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