



## **FLAT 11 FRANKEL HOUSE**

Guide Price £415,000

**Carter Jonas**



## **FLAT 11 FRANKEL HOUSE KINGMAN WAY NEWBURY RG14 7GX**

- Newbury town and mainline station close by
- M4 (J13) 5 miles

Highly desirable location with lovely views over the racecourse · private lobby with stairs and lift and secure entry phone system · entrance hall with generous storage · open plan sitting room and kitchen · modern fitted units and integrated appliances · balcony accessing sitting room · bathroom · principal bedroom with built in wardrobes and ensuite shower room · second double bedroom · double-glazing · private parking · benefitting from an EWS1 Fire Safety certificate · high speed fibre installed · 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**

Flat 11 Frankel House is a beautifully presented modern third floor apartment offering lots of light and space. A generous entrance hall gives access to all principal accommodation with a large sitting room opening to a fantastic well equipped fitted kitchen with high quality integrated appliances.

**A STUNNING 2 BEDROOM THIRD FLOOR APARTMENT WITH A HIGH QUALITY SPECIFICATION LOCATED ON THIS LANDMARK DEVELOPMENT ON NEWBURY RACECOURSE. THE PROPERTY BENEFITS FROM STUNNING VIEWS OVER THE RACECOURSE, BALCONY, PRINCIPAL BEDROOM WITH ENSUITE AND PRIVATE PARKING.**



The sitting room is a particular feature of the property benefitting from a generous balcony and stunning views over the racecourse and beyond. There is a principal bedroom suite with built in wardrobes and ensuite shower and a second comfortable double bedroom. The accommodation is completed with a modern bathroom. This extremely popular development has been beautifully designed and is now regarded as a landmark development within the town.

#### OUTSIDE

There are well kept communal areas and private parking.

### ADDITIONAL INFORMATION

**Tenure:** Leasehold - 125 years from 2017. Ground Rent £285 per annum. Service Charge £2,980 per annum.

**Services:** All mains services connected, gas fired central heating via communal gas boiler

**Local Authority:** West Berkshire Council - 01635 551111

**Council Tax:** Band D

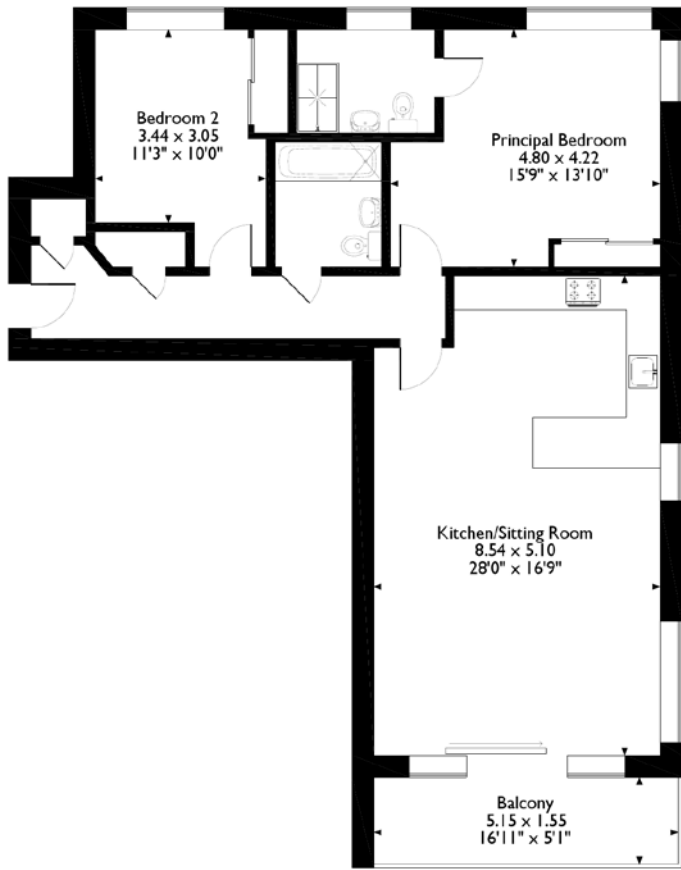
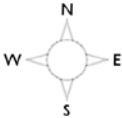
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG14 7GX





Frankel House, Flat 11, Kingman Way, Newbury, Berkshire  
Approximate Gross Internal Area  
96 Sq M/1034 Sq Ft



First 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	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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