



## **FLAT 21 FRANKEL HOUSE**

Guide Price £375,000

**Carter Jonas**



## **FLAT 21 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 and WC · open plan sitting room and kitchen · modern fitted units and integrated appliances · balcony accessing sitting room · principal bedroom with built in wardrobes and ensuite bath and shower room · second double bedroom with ensuite · third bedroom/home office · double-glazing · private parking · 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 21 Frankel House is a beautifully presented modern upper 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 3 BEDROOM UPPER 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, ADDITIONAL ENSUITE BEDROOM AND PRIVATE PARKING.**



The sitting room is a particular feature of the property benefiting 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 bathroom and a second comfortable double bedroom with ensuite. There is also a useful and rare third bedroom/home office. 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 this flat benefits from private parking for 1 car.

### **ADDITIONAL INFORMATION**

**Tenure:** Leasehold - 117 years remaining. Ground Rent £285 per annum. Service Charge £3,100 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







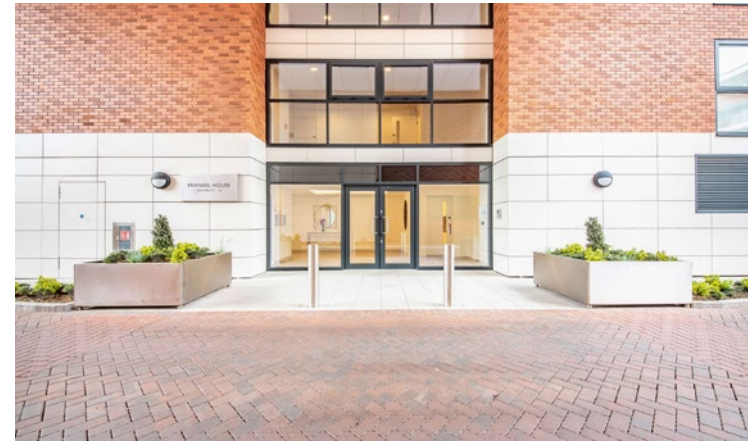
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Offices throughout the UK



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		

#### IMPORTANT INFORMATION

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