



7 SUNDIAL HOUSE

CARNEGIE ROAD NEWBURY RG14 5DJ

A stunning penthouse duplex apartment finished to an exacting standard.

The apartment is bright and airy with a double height kitchen area and mezzanine bedroom.

The open plan living area has engineered oak flooring and a stylish kitchen with wine fridge, fridge freezer, dishwasher, oven, hob, extractor, coffee machine and microwave.

There is an entrance hall, full bathroom with bath and shower over, main bedroom with glass screen overlooking the living area, with ensuite and dressing room and a second double bedroom with wardrobes.

There is a separate laundry room in the hallway.

The specification is incredible with gas central heating, engineered oak floors and even the velux windows are remote control.

There is one allocated parking space, within the secure gated courtyard. An absolute must see apartment.

AGENTS NOTE:

The seller of this property has indicated there may be potential for a roof terrace accessed via the skylight in the mezzanine bedroom. This would be subject to all the usual consents and buyers should satisfy themselves fully, that this would be possible, before proceeding with a purchase on this basis.



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AT A GLANCE

1082 Square feet/ 101 square metres
Two double bedrooms
Two bathrooms
Open plan living/dining area
Modern kitchen with appliances
Allocated parking space
Dressing room
Oak flooring
Gas central heating
Laundry Room

UTILITIES

Mains water, electricity, gas and drainage
Gas fired central heating
West Berkshire Council Band D EPC C
Standard Broadband Available in the area
No known mobile coverage issues

LEASEHOLD DETAILS

Approximately 115 years lease remaining
Ground Rent : £200 pa approx
Service Charge £1307 pa approx
Block managers : Sundial Management
Lease available on request.

SITUATION

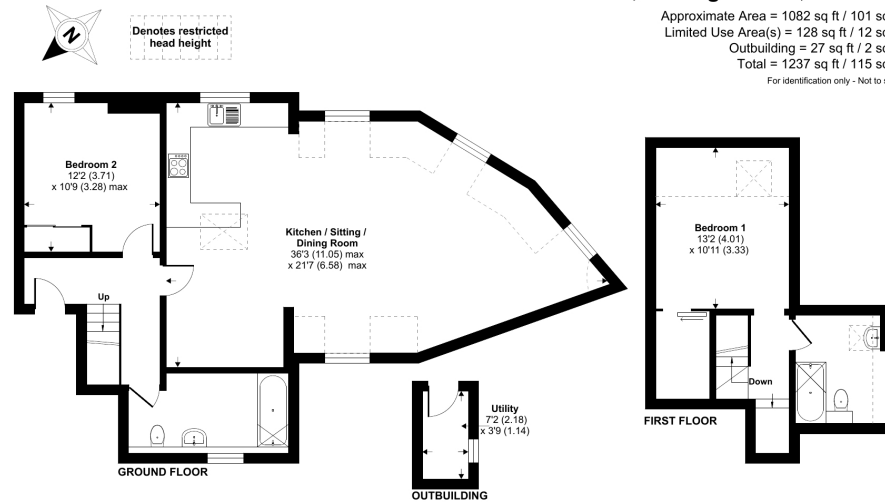
The property is situated in the heart of Newbury town centre and a stone's throw from the station.

DIRECTIONS

For sat nav RG14 5DJ.
What Three Words [///colleague.cure.images](https://www.what3words.com/colleague.cure.images)

Sundial House, Carnegie Road, Newbury

Approximate Area = 1082 sq ft / 101 sq m
Limited Use Area(s) = 128 sq ft / 12 sq m
Outbuilding = 27 sq ft / 2 sq m
Total = 1237 sq ft / 115 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2022. Produced for Winkworth. REF: 876098



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See things differently.