



## FLAT 16 LOCKINGE HOUSE

KINGMAN WAY NEWBURY RACECOURSE RG14 7GR

A beautifully presented second floor apartment at the popular Newbury Racecourse Development.

As you enter this two double bedroom property you are greeted by a fantastic entrance hallway that is equipped with a useful utility cupboard.

You walk through to the open plan kitchen/living room that floods with natural light from the balcony doors. The kitchen is fully fitted with integrated fridge/freezer, dishwasher and cooker.

The modern family bathroom is spacious and comes with heated towel rail. With two generously sized bedrooms that come with built in storage and en-suite to the master this property really is perfect for a whole range of buyers.

This property comes with one allocated parking space.



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## AT A GLANCE

- 732 Square feet/ 68 square metres
- Two double bedrooms
- Two bath/ shower rooms
- Open plan living space
- Fully fitted kitchen with appliances
- Parking space
- Balcony

## UTILITIES

Mains electricity  
Mains electricity heating  
EPC B  
West Berkshire Council Tax Band C  
No known mobile or broadband issues.

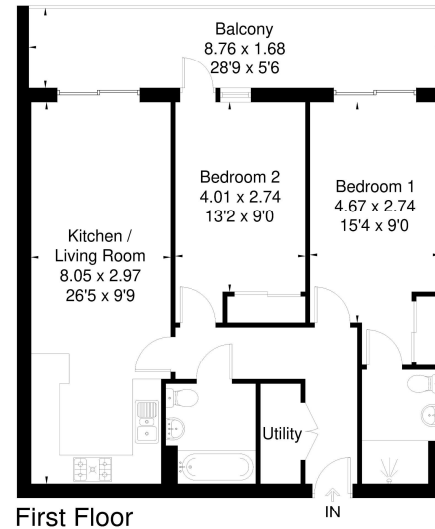
## LEASEHOLD DETAILS

Block Managers: Remus  
Approx 95 years lease remaining.  
Ground rent £285 pa  
Service Charge £1852 approx (2023/2024)  
Copy lease available on request.

## DIRECTIONS

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Approximate Floor Area = 68.0 sq m / 732 sq ft



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## Newbury Office

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# Winkworth

See things differently.