



53 SOUTHMEAD HOUSE
Guide Price £217,500

Carter Jonas

**53 SOUTHMEAD HOUSE
KINGMAN WAY
NEWBURY
RG14 7FY**

- Newbury town and mainline station within walking distance
- M4 (J13) 5 miles

Communal entrance hall with video entry system with lift and stairs to sixth floor · spacious hallway · kitchen/dining/living room with access to the balcony · bathroom · bedroom also with access to the balcony · allocated undercroft parking space · 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

Accommodation - Communal front door into large, smart and spacious communal entrance hall with security entry video phone system. Stairs and lift to:

Sixth Floor - Communal landing to personal front door. Through front door to long entrance hall with two door built-in cupboard and providing access to the kitchen/dining/living room, bedroom and bathroom. Lovely open plan kitchen/dining/living room with engineered oak flooring.

A VERY SMART AND SPACIOUS ONE BEDROOM APARTMENT, WITH SECURE UNDERCROFT PARKING, ON THE SIXTH FLOOR WITH A GOOD SIZED BALCONY WITH PARTIAL VIEWS TOWARDS THE RACECOURSE.



The kitchen area has a smart range of eye and low-level units with stone worktops, built-in oven, hob with stainless steel extractor hood, built-in dishwasher and built-in fridge/freezer. The living area is lovely and light with a window and door providing access to the large balcony with glass balustrade surround, ideal for entertaining. The bedroom, with two door sliding mirror fronted wardrobes, also has a window and patio sliding door leading out to the balcony. The bathroom has a smart suite comprising panelled bath with shower attachment over, pedestal wash hand basin, low-level WC and chrome heated ladder towel rail.

OUTSIDE

Parking - There is one allocated undercroft parking space within the gated development which is located to the front of the building.

ADDITIONAL INFORMATION

Tenure: Leasehold - 125 years from 24th February 2017
Ground rent is £185 and that's paid until August 2026
Service charge is £1,999.74 and that's paid for 01/10/2025 - 30/09/2026

Services: Mains electricity, water and drainage, communal boiler servicing the building

Local Authority: West Berkshire Council - 01635 551111

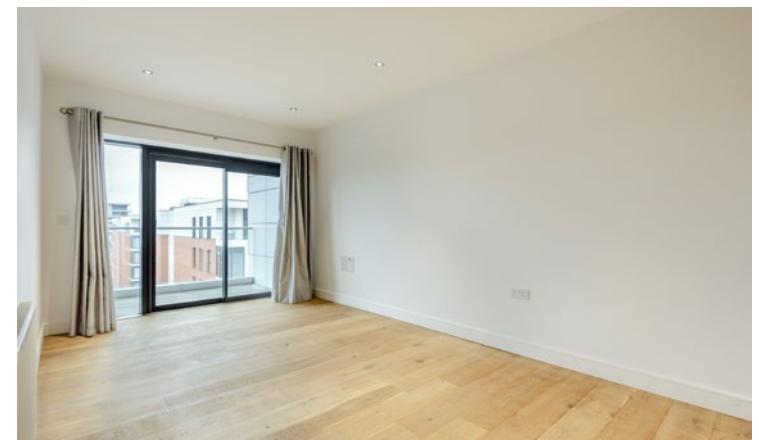
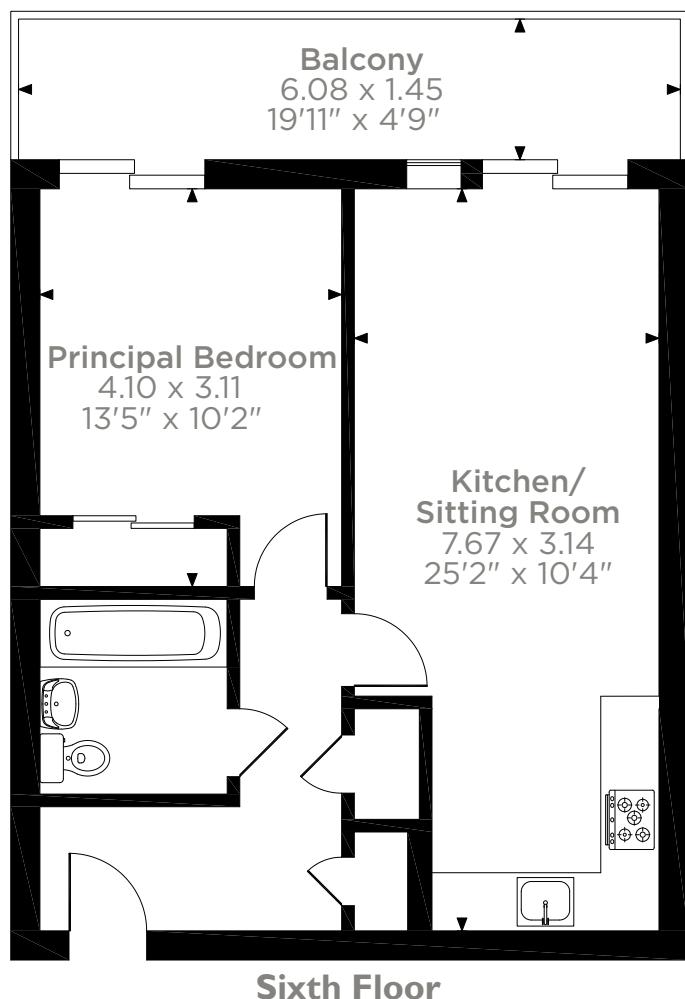
Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG14 7FY



Southmead House, Flat 53, Kingman Way, Newbury
 Approximate Gross Internal Area
 49 Sq M/527 Sq Ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations, warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.