



**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

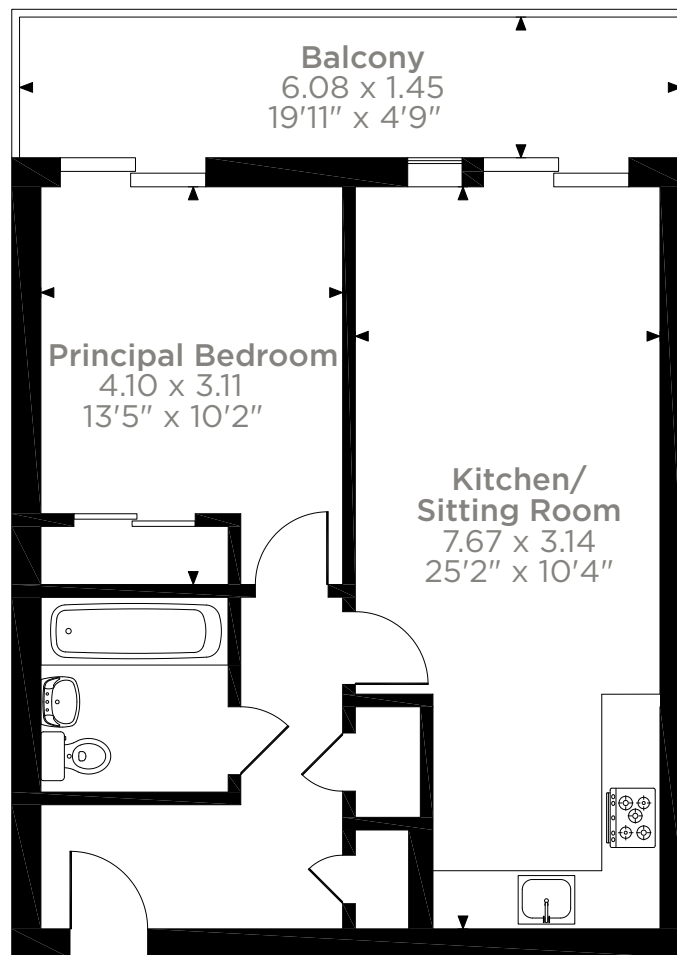
**Council Tax:** Band C

**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



**Sixth 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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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