



46 Chatham House Newbury RG14 7GJ





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Price Guide: £375,000 Leasehold



**A beautifully presented modern apartment on the exclusive Newbury Racecourse development with stunning views over the racecourse finishing line.**

- Secure private lobby with stairs and lift
- Reception hall with storage
- Lovely open plan reception room/kitchen
- Fitted kitchen with integrated appliances
- Master bedroom with ensuite and double built in wardrobes
- 2nd bedroom with built in wardrobes
- Family bathroom
- 30ft balcony accessed from the reception room and master bedroom
- Central heating
- Double glazing
- Allocated parking in secure undercroft & visitor parking

### Location

The property is situated upon the newly built exclusive racecourse development and within a 10 to 15 minute walk of the town centre. Newbury is a pretty market town and offers a comprehensive range of shopping, leisure and recreational facilities. There are excellent road communications with easy access to the A4, A34 and M4 at junction 13 and direct mainline rail links to London Paddington.



 **jones robinson**

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*A stunning apartment in this prestigious development with amazing views!*

*Caroline Wright*

### 46 Chatham House

Approximate Gross Internal Area  
86.4 sq m / 930 sq ft

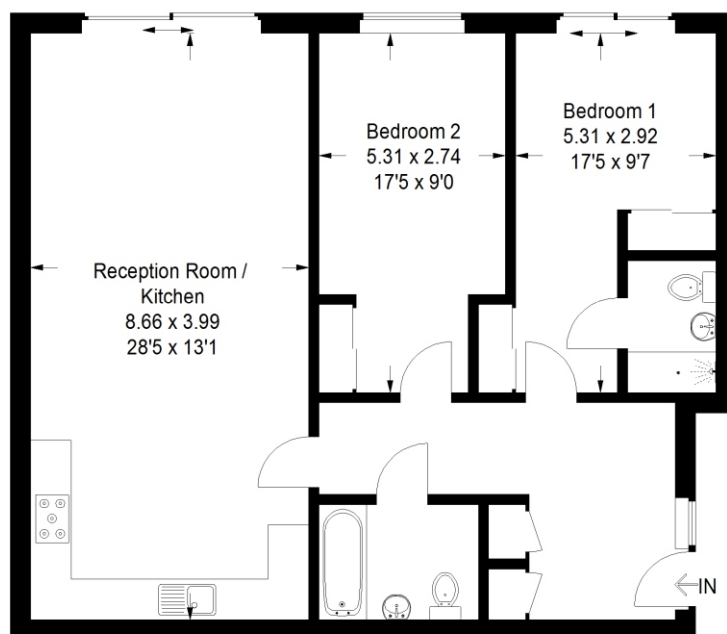


Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2017 (ID 363523 )

### Description

Built by David Wilson Homes in 2015 this superbly presented apartment enjoys well planned accommodation measuring approximately 900ft<sup>2</sup>. The apartment is accessed through the secure entrance lobby with the choice of stairs or lift to the third floor. The accommodation within the apartment comprises an entrance hallway with two large storage cupboards, a lovely open plan reception room/kitchen with doors opening onto the balcony, master bedroom with en-suite, double set of fitted wardrobes and doors onto the balcony, second bedroom with fitted wardrobes and the main bathroom. This is a stunning light and airy apartment with delightful views over the finishing line of the Racecourse.

### Outside

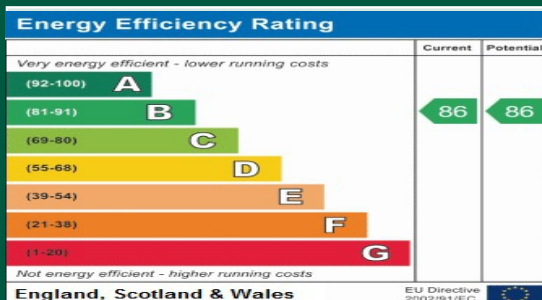
The property has a secure undercroft parking space which includes private parking for bicycles and visitors parking



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All measurements are approximate.

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### Directions

From our offices in Bartholomew Street turn left over the mini roundabout and traffic lights and turn left at the next roundabout into St Johns Road. Continue straight over the next roundabout and turn right at the mini roundabout into Greenham Road. Turn next left onto Racecourse Road and Chatham House is the second turning on the right hand side, Visitors parking is immediately on your left hand side.

All enquiries please to the Newbury office -  
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