

CARPENTER'S CLOSE

NEWBURY
RG14



Computer generated image

Carpenter's Close, Newbury

Introducing a brand new development of 2 bedroom apartments in the heart of Newbury and moments from the famous Newbury Racecourse.

These well built new homes combine traditional elegance with contemporary design. Well lit living spaces are warm and welcoming and each kitchen comes with a dishwasher, washer/dryer and fridge freezer integrated within the streamlined layout. Bathrooms look equally confident, with boldly designed units, chrome taps, smart tiling and showers. There's ample storage and plenty of power points for your convenience.



Kennet & Avon Canal and Victoria Park

Newbury, West Berkshire

Newbury is a traditional market town with everything you need for a fulfilling lifestyle. It's waterside location and beautiful natural parks offer many opportunities to relax and explore, while the town centre is a vibrant mix of interesting restaurants and shops for any occasion. The award winning Watermill Theatre has an excellent reputation and the local cinema has a choice of 7 screens. In the colder months, the Northcroft Leisure Centre offers an indoor pool, gym and sports hall. Whether your interests include sports, culture or both, there is plenty to keep you entertained, like a day out at the world famous Newbury race course or a trip to the equally famous Highclere House, home of Downton Abbey.



Kennet Shopping centre



Newbury Lock on Kennet & Avon Canal



Newbury Corn Exchange, Market Place

Travel & transport

With its wonderful location, right in the middle of the Thames Valley, Newbury is ideally placed for everywhere. The main London to Bristol rail line runs through town and the nearby M4 makes it simple to connect with the national motorway network.

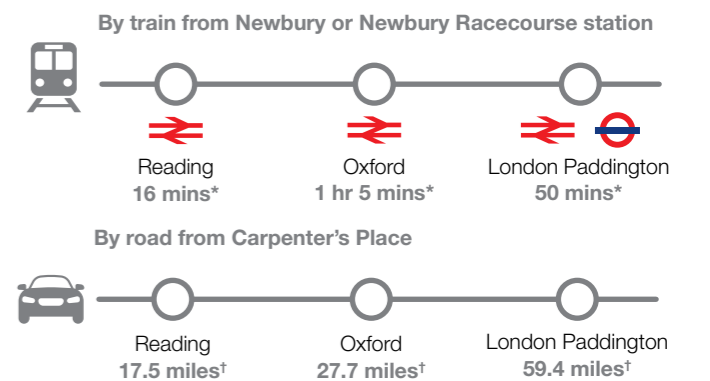
It's easy to get to Birmingham and the coast too, not to mention the thriving technology towns and charming traditional villages along the Thames.

This is a great area for cycling, with miles of towpaths beside the Kennet & Avon canal. Or, if you prefer, why not take a boat?

Then, when you want to travel further afield, both Gatwick and Heathrow airports are an easy, straightforward journey.



Weavers Walk



* Time sourced from: www.nationalrail.co.uk

SPECIFICATION

GENERAL

- White painted entrance door
- Flush white finished internal doors with brushed stainless steel ironmongery
- Smooth matt white painted walls and ceilings
- Satin white painted skirting and architrave
- Wool twist carpet to bedrooms, living room and hallway
- NHBC buildmark
- Allocated parking space per apartment

KITCHEN

- Cashmere kitchen units with slim handles
- Grey contemporary worktop
- Splashback to underside of cooker hood
- Under mounted 1½ bowl stainless steel sink with mixer tap
- Stainless steel 4 burner gas hob
- Cooker Hood and integrated single electric stainless steel oven
- Integrated dishwasher*
- Integrated washer/dryer
- Integrated fridge/freezer
- Grey porcelain floor tiles

BATHROOM & ENSUITE

- White sanitary ware with pedestal basin and toilet with seat
- Brassware to include mixer tap and thermostatic shower where applicable
- White bath with plain glass shower screen
- Fully porcelain tiled floor and ceramic tiled walls
- Heated towel rail
- Downlights

HEATING & ELECTRICAL

- White sockets and switches throughout
- Telephone socket to living room and all bedrooms
- TV aerial socket, Sky plus connections to living room
- LED downlights to Bathrooms and kitchens
- Pendant lighting to bedrooms and living areas
- Hard-wired smoke alarms
- Heating via individual gas boilers to white radiators

COMMUNAL AREA

- Cycle store
- Bin Stores

* Speak to a sales negotiator for more information.



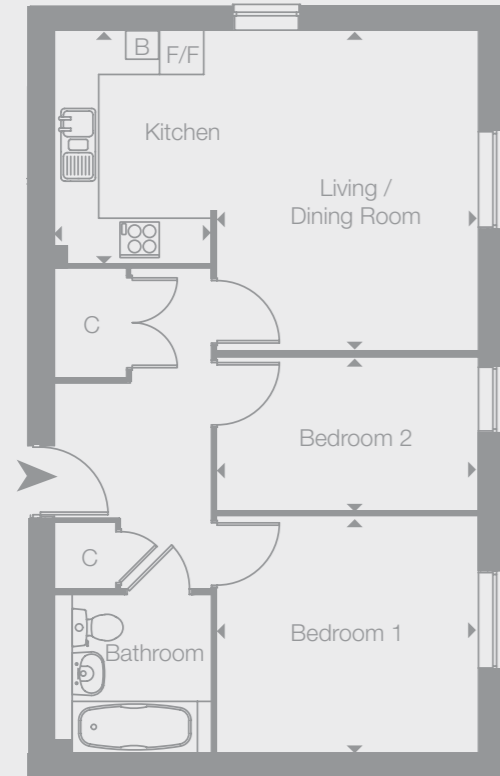
The specification is the anticipated specification but may be subject to change as necessary and without notice. Photograph is indicative of the quality and style of the specification. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

SITE PLAN

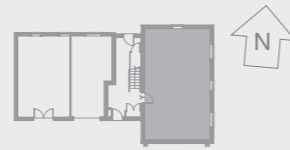


The site plan has been prepared with all due care for the convenience of the intending purchaser. However, the information contained herein is a preliminary guide only. Ground levels and other variances are not shown.

FLOOR PLANS

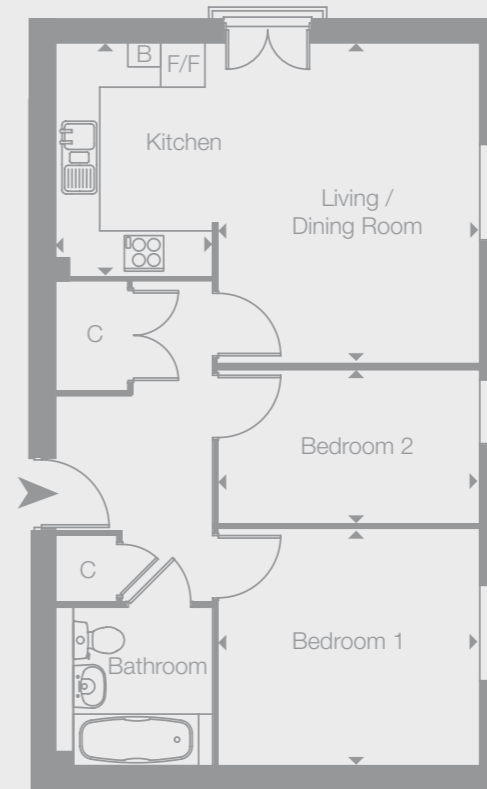


GROUND FLOOR

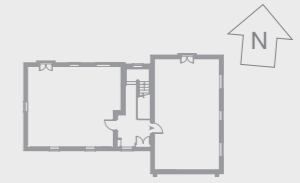


TWO BEDROOM APARTMENT 18 GROUND FLOOR

LIVING / DINING	4.30m x 3.55m	14' 1" x 11' 7"
KITCHEN	3.13m x 2.10m	10' 3" x 6' 10"
BEDROOM 1	3.54m x 3.20m	11' 7" x 10' 5"
BEDROOM 2	3.55m x 2.08m	11' 7" x 6' 9"
TOTAL AREA	57.1 sq.m.	614 sq.ft.

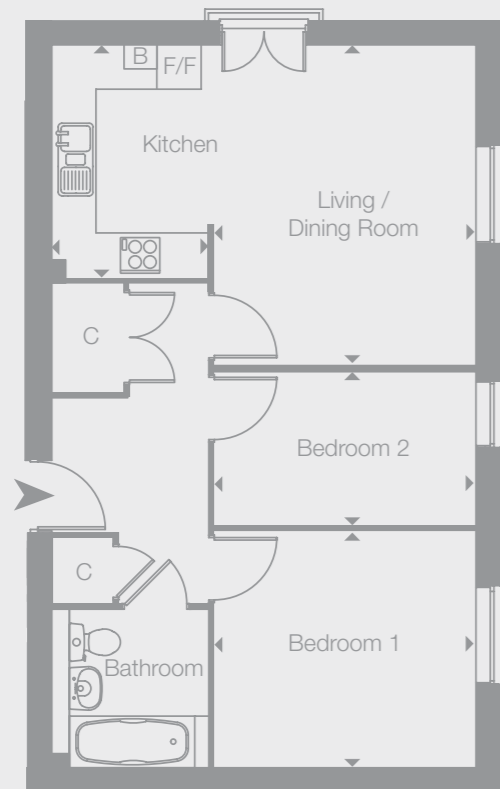


SECOND FLOOR

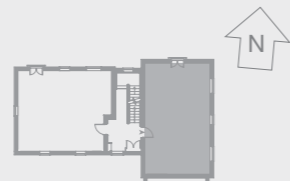


TWO BEDROOM APARTMENT 22 SECOND FLOOR

LIVING / DINING	4.33m x 3.59m	14' 2" x 11' 9"
KITCHEN	3.14m x 2.09m	10' 3" x 10' 1"
BEDROOM 1	3.57m x 3.20m	11' 8" x 10' 5"
BEDROOM 2	2.57m x 2.08m	8' 5" x 6' 9"
TOTAL AREA	57.1 sq.m.	614 sq.ft.

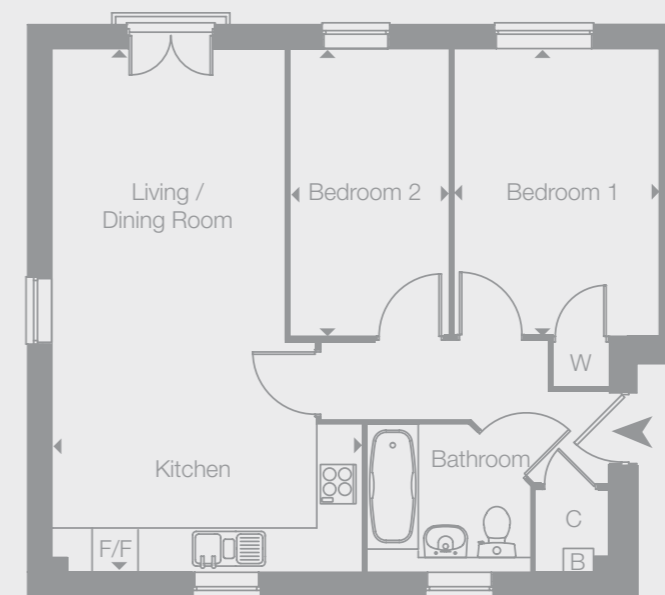


FIRST FLOOR



TWO BEDROOM APARTMENT 20 FIRST FLOOR

LIVING / DINING	4.31m x 3.57m	14' 1" x 11' 8"
KITCHEN	3.13m x 2.10m	10' 3" x 6' 10"
BEDROOM 1	3.66m x 3.20m	12' 0" x 10' 5"
BEDROOM 2	3.57m x 2.08m	11' 8" x 6' 9"
TOTAL AREA	57.1 sq.m.	614 sq.ft.



FIRST FLOOR



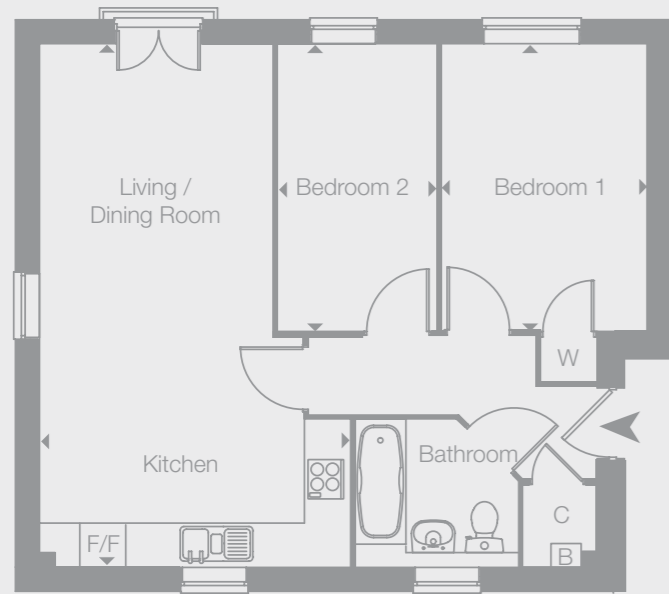
TWO BEDROOM APARTMENT 19 FIRST FLOOR

LIVING / DINING / KITCHEN	7.70m x 4.18m	25' 3" x 13' 9"
BEDROOM 1	3.86m x 2.75m	12' 7" x 9' 0"
BEDROOM 2	3.87m x 2.15m	12' 8" x 7' 1"
TOTAL AREA	57.2 sq.m.	615 sq.ft.

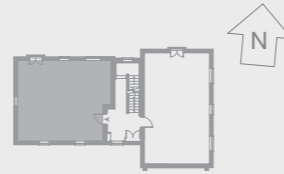
KEY
F/F - Fridge/Freezer
B - Boiler C - Cupboard

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FLOOR PLANS

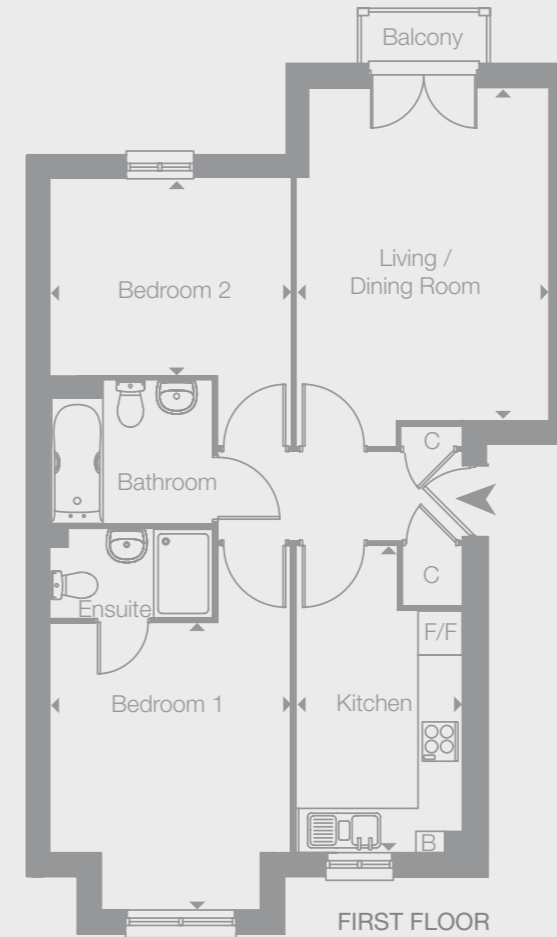


SECOND FLOOR

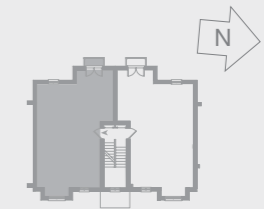


**TWO BEDROOM
APARTMENT 21
SECOND FLOOR**

LIVING / DINING / KITCHEN	7.64m x 4.18m	25' 0" x 13' 9"
BEDROOM 1	3.88m x 2.76m	12' 8" x 9' 0"
BEDROOM 2	3.86m x 2.13m	12' 7" x 7' 0"
TOTAL AREA	57.2 sq.m.	615 sq.ft.

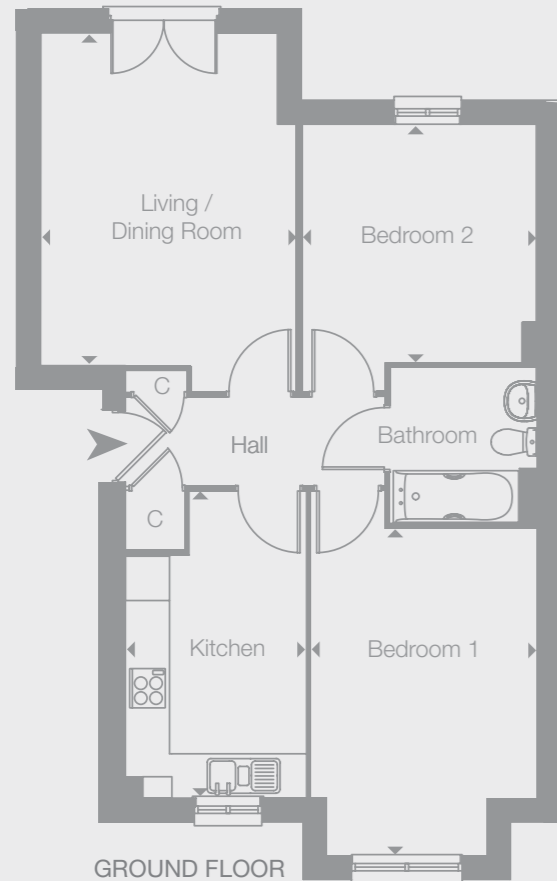


FIRST FLOOR

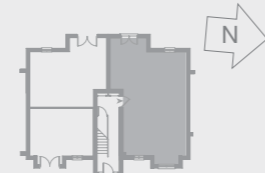


**TWO BEDROOM
APARTMENT 13
FIRST FLOOR**

LIVING / DINING	4.47m x 3.36m	14' 7" x 11' 0"
KITCHEN	4.09m x 2.23m	13' 5" x 7' 3"
BEDROOM 1	3.86m x 3.25m	12' 7" x 10' 7"
BEDROOM 2	3.24m x 2.64m	10' 7" x 8' 7"
TOTAL AREA	61.1 sq.m.	657 sq.ft.

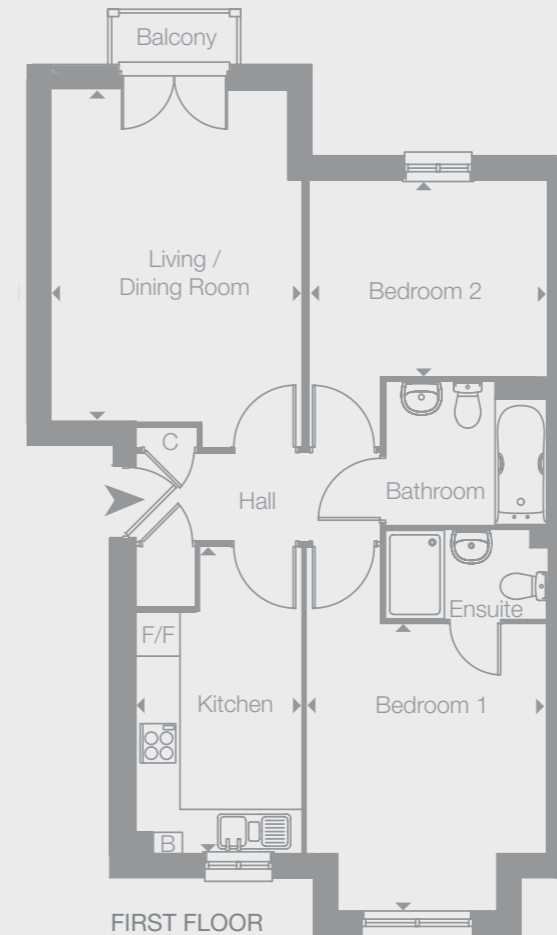


GROUND FLOOR

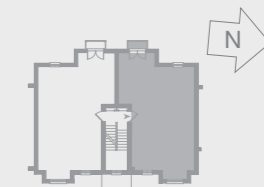


**TWO BEDROOM
APARTMENT 12
GROUND FLOOR**

LIVING / DINING	4.48m x 3.45m	14' 8" x 11' 3"
KITCHEN	4.10m x 2.43m	13' 5" x 7' 11"
BEDROOM 1	4.40m x 3.03m	14' 5" x 9' 11"
BEDROOM 2	3.21m x 3.16m	10' 6" x 10' 4"
TOTAL AREA	61.1 sq.m.	657 sq.ft.



FIRST FLOOR



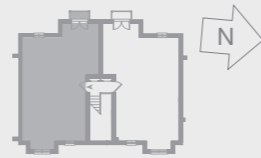
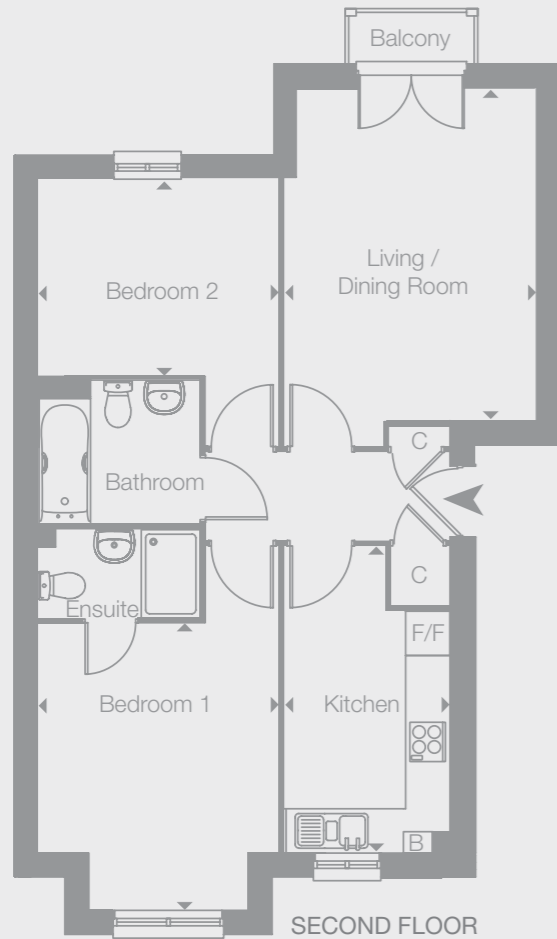
**TWO BEDROOM
APARTMENT 14
FIRST FLOOR**

LIVING / DINING	4.46m x 3.38m	14' 7" x 11' 1"
KITCHEN	3.28m x 2.24m	10' 9" x 7' 4"
BEDROOM 1	3.85m x 3.25m	12' 7" x 10' 7"
BEDROOM 2	3.25m x 2.63m	10' 7" x 8' 7"
TOTAL AREA	61.1 sq.m.	657 sq.ft.

KEY
F/F - Fridge/Freezer
B - Boiler C - Cupboard

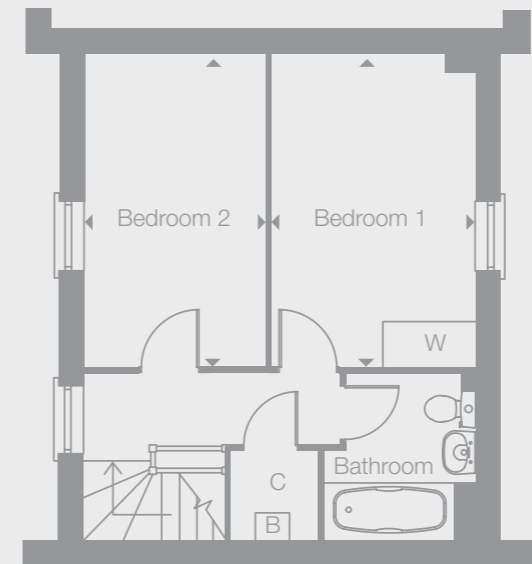
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FLOOR PLANS

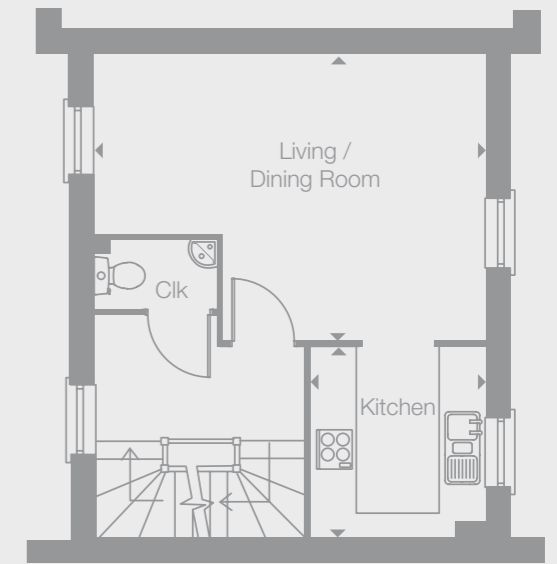


**TWO BEDROOM
APARTMENT 15
SECOND FLOOR**

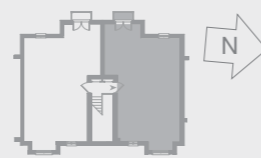
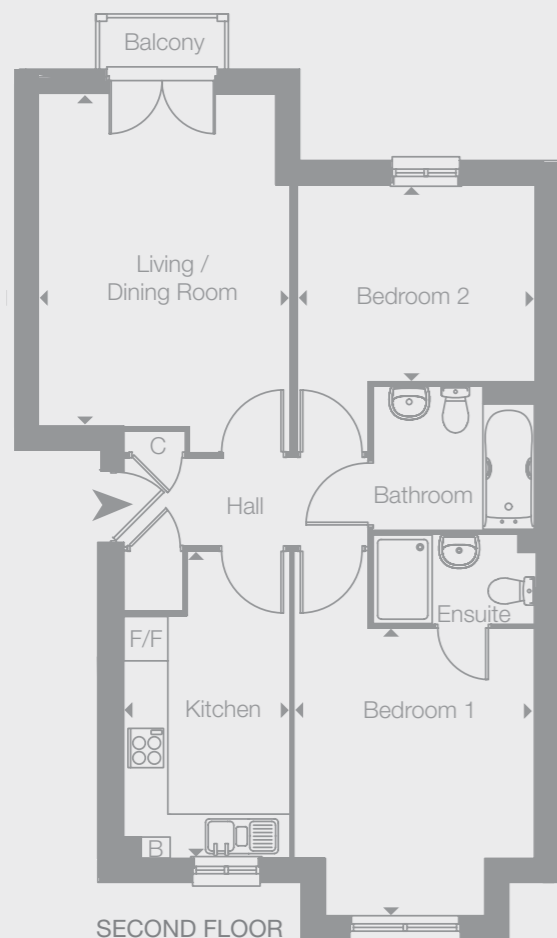
LIVING / DINING	4.50m x 3.37m	14' 9" x 11' 0"
KITCHEN	3.25m x 2.23m	10' 7" x 7' 3"
BEDROOM 1	3.91m x 3.25m	12' 9" x 10' 7"
BEDROOM 2	3.25m x 2.66m	10' 7" x 8' 8"
TOTAL AREA	61.1 sq.m.	657 sq.ft.



SECOND FLOOR

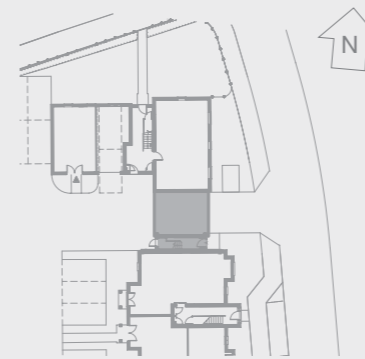


FIRST FLOOR



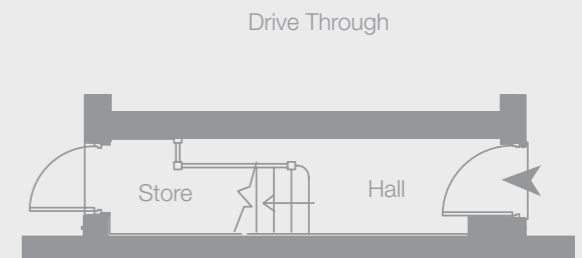
**TWO BEDROOM
APARTMENT 16
SECOND FLOOR**

LIVING / DINING	4.50m x 3.38m	14' 9" x 11' 1"
KITCHEN	3.26m x 2.23m	10' 8" x 7' 3"
BEDROOM 1	3.91m x 3.26m	12' 9" x 10' 8"
BEDROOM 2	3.26m x 2.65m	10' 8" x 8' 8"
TOTAL AREA	61.1 sq.m.	657 sq.ft.



**TWO BEDROOM
APARTMENT 17
GROUND FLOOR**

LIVING / DINING	5.13m x 3.72m	16' 10" x 12' 2"
KITCHEN	2.53m x 2.34m	8' 4" x 7' 8"
BEDROOM 1	4.02m x 2.66m	13' 2" x 8' 9"
BEDROOM 2	4.03m x 2.37m	13' 3" x 7' 9"
TOTAL AREA	72.2 sq.m.	777 sq.ft.



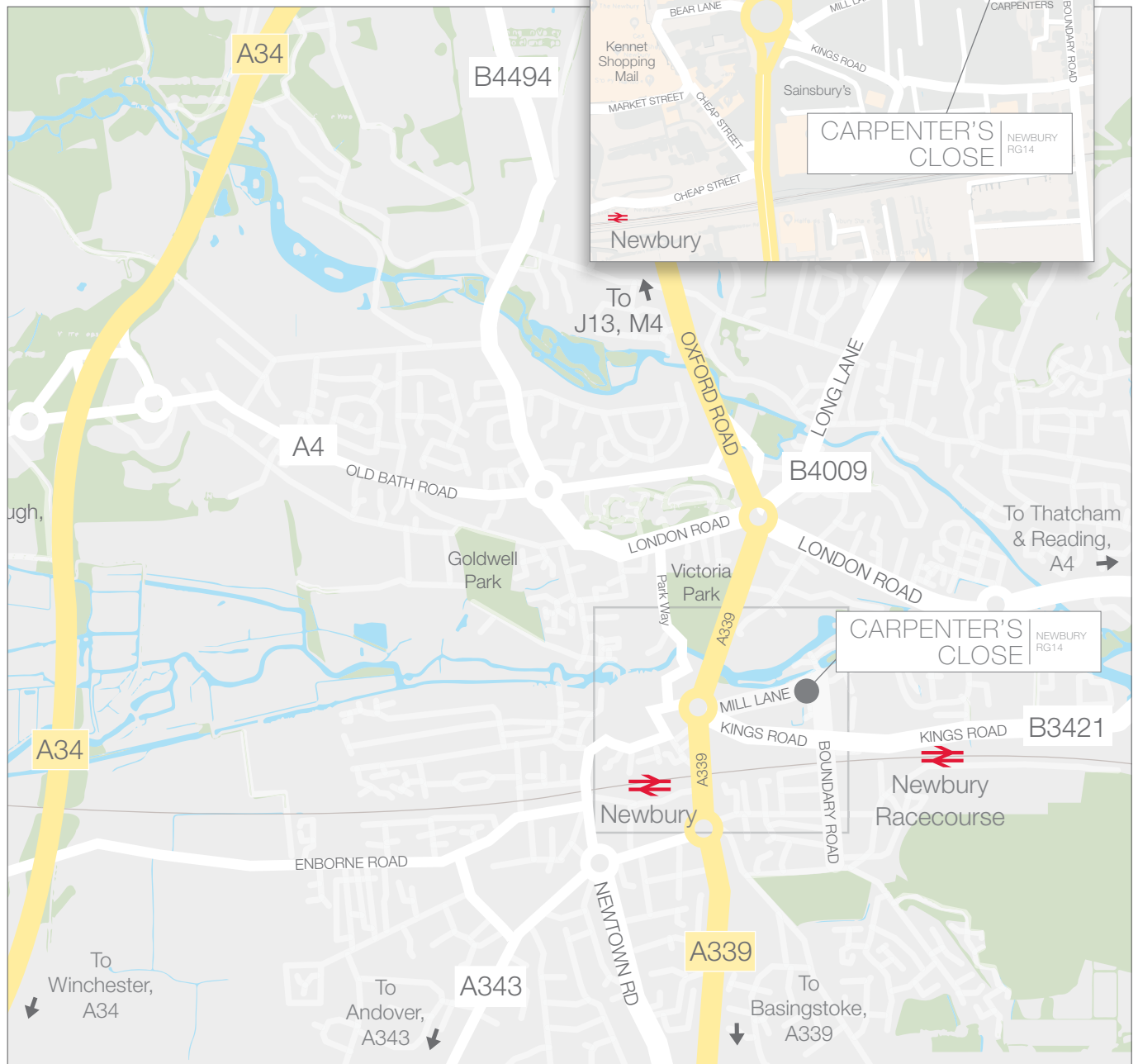
GROUND FLOOR

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CARPENTER'S CLOSE

NEWBURY RG14



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www.site-sales.co.uk/CarpentersClose



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