

Crabhill at Kingsgrove

Crabhill at Kingsgrove, Reading Road, Wantage, OX12 8HT



KINGS HILL APARTMENTS

2 bedroom apartments





Typical St. Modwen Homes interiors – indicative only.

Crabhill at Kingsgrove

Kings Hill – 2 Bedroom Apartments

An attractive, and elegantly designed three storey apartment building, Kings Hill features a number of attractive 2 bedroom apartments, perfect for either first-time buyers or downsizers looking for modern comfort.

Offering a contemporary, spacious take on modern living, these apartments come complete with a modern open-plan kitchen/living/dining area, perfect for socialising. As well as two stylish bedrooms, these apartments feature a private outdoor terrace which is perfect for enjoying breakfast al-fresco or settling down in an evening with a book.

Specification

Kitchen

- A choice of fitted units with soft-close drawers and doors
- A choice of laminated worktops with stainless steel splashback
- Four way spotlights in the kitchen area
- Fully plumbed washer-dryer
- Four-burner gas hob complete with overhead chimney extractor hood

Bathroom

- Ideal Standard iLife bath complete with panel, frameless hinged shower screen and thermostatic shower
- Integrated WC with shrouded back
- Wash basin on pedestal featuring chrome mixer tap
- Tiled finish to windowsills

Extra features

- Wardrobe in bedroom 1 with mirrored doors
- UPVC high-performance glazed windows and patio doors
- Multi-point locks on patio doors
- Lounge and master bedroom media plate pre-wired for digital TV output
- Hyperoptic internet point available
- Gas-fired central heating with white radiators
- Integrated thermostat with digital display

*Specification details are correct as of August 2023. Please speak to your Sales Consultant for any changes to the specification or for further details.

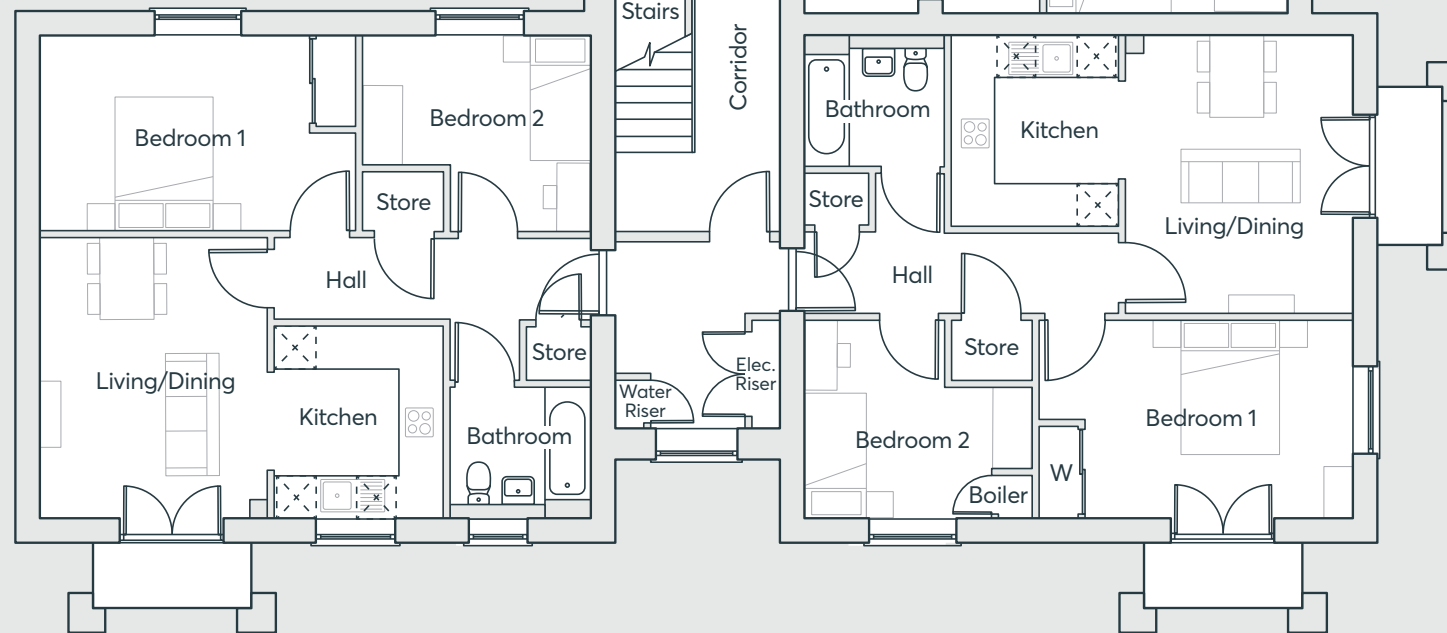
Kings Hill Apartments

674 SqFt / 659 SqFt

Ground floor

Apartments 40, 49 & 84 659 Sqft

Living/Dining	4.25m x 3.45m	13'11" x 11'4"
Kitchen	2.91m x 2.55m	9'7" x 8'4"
Bedroom 1	2.97m x 4.77m	9'9" x 15'8"
Bedroom 2	3.00m x 3.46m	9'10" x 11'4"
Bathroom	2.00m x 2.15m	6'7" x 7'1"



Apartments 38, 47 & 82 674 Sqft

Living/Dining	3.46m x 3.65m	11'4" x 12'0"
Kitchen	2.50m x 3.65m	8'2" x 12'0"
Bedroom 1	3.46m x 3.58m	11'4" x 11'9"
Bedroom 2	2.47m x 3.65m	8'1" x 12'0"
Bathroom	2.15m x 2.00m	7'1" x 6'7"

Apartments 39, 48 & 83 659 Sqft

Living/Dining	4.25m x 3.47m	13'11" x 11'5"
Kitchen	2.91m x 2.55m	9'7" x 8'4"
Bedroom 1	3.00m x 4.77m	9'10" x 15'8"
Bedroom 2	3.00m x 3.46m	9'10" x 11'4"
Bathroom	2.00m x 2.15m	6'7" x 7'1"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

Kings Hill Apartments

674 SqFt / 659 SqFt

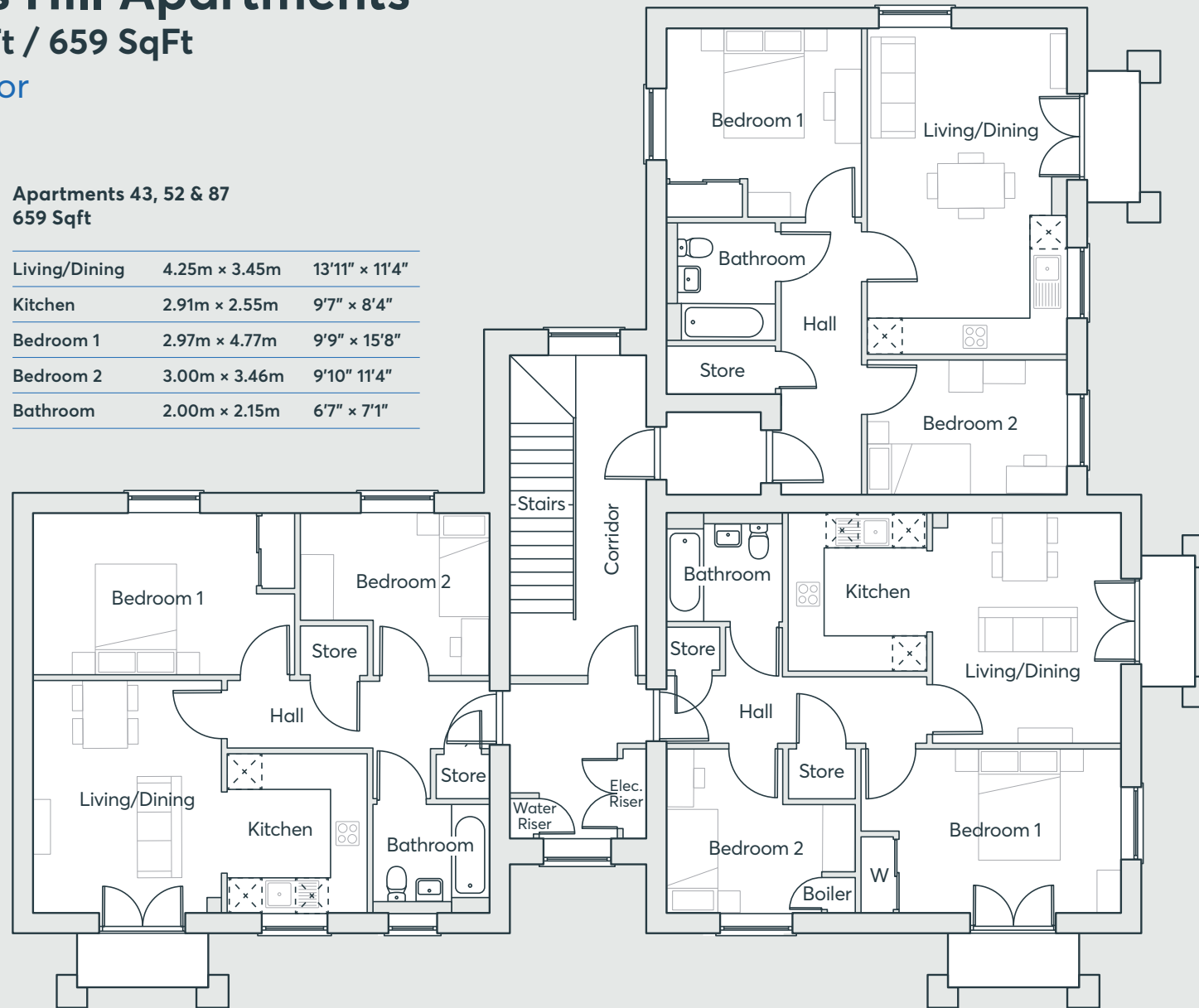
First floor

Apartments 43, 52 & 87 659 Sqft

Living/Dining	4.25m x 3.45m	13'11" x 11'4"
Kitchen	2.91m x 2.55m	9'7" x 8'4"
Bedroom 1	2.97m x 4.77m	9'9" x 15'8"
Bedroom 2	3.00m x 3.46m	9'10" x 11'4"
Bathroom	2.00m x 2.15m	6'7" x 7'1"

Apartments 41, 50 & 85 674 Sqft

Living/Dining	3.46m x 3.65m	11'4" x 12'0"
Kitchen	2.50m x 3.65m	8'2" x 12'0"
Bedroom 1	3.46m x 3.58m	11'4" x 11'9"
Bedroom 2	2.47m x 3.65m	8'1" x 12'0"
Bathroom	2.15m x 2.00m	7'1" x 6'7"



Apartments 42, 51 & 86 659 Sqft

Living/Dining	4.25m x 3.47m	13'11" x 11'5"
Kitchen	2.91m x 2.55m	9'7" x 8'4"
Bedroom 1	3.00m x 4.77m	9'10" x 15'8"
Bedroom 2	3.00m x 3.46m	9'10" x 11'4"
Bathroom	2.00m x 2.15m	6'7" x 7'1"

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Kings Hill Apartments

674 SqFt / 659 SqFt

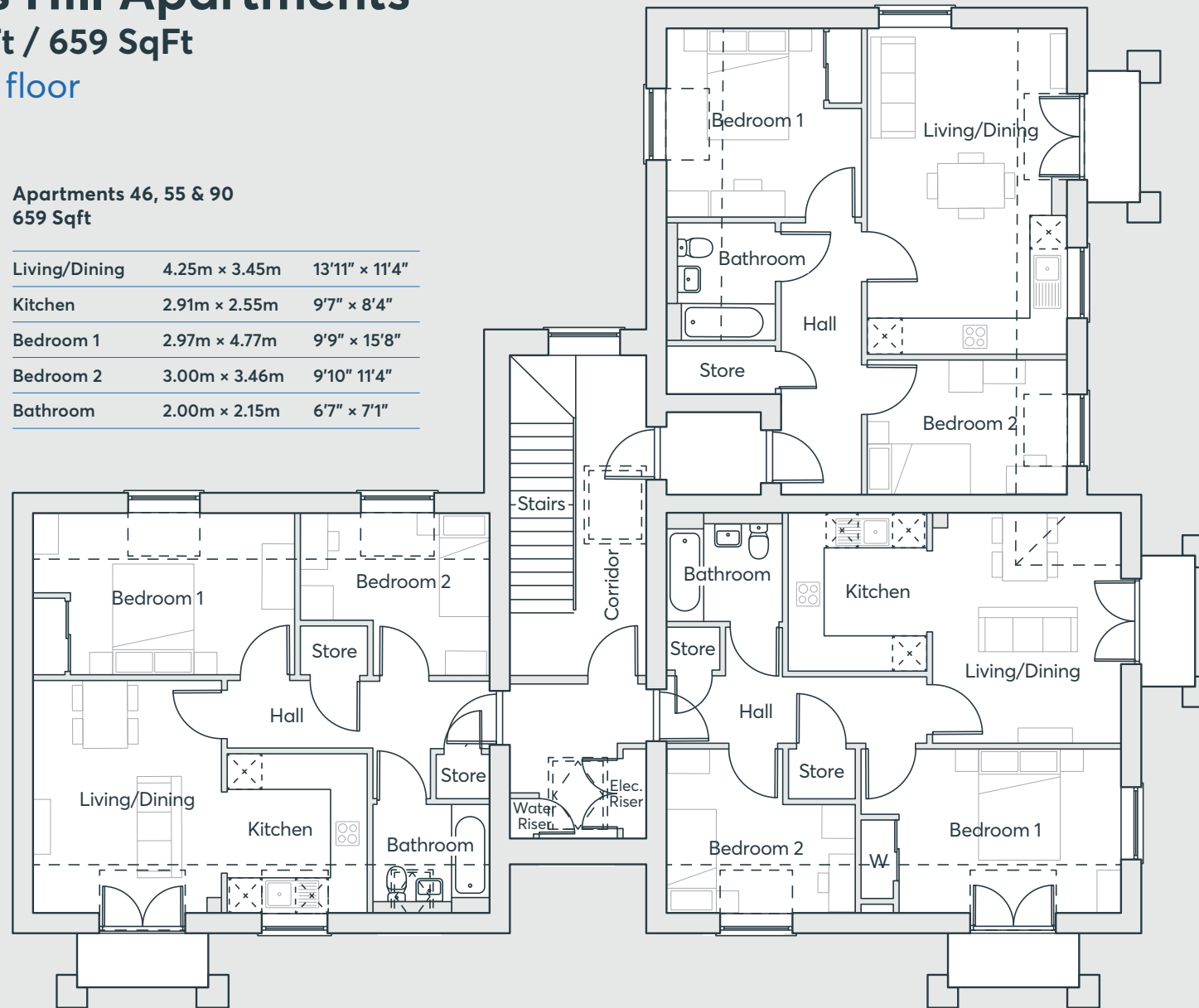
Second floor

Apartments 46, 55 & 90 659 Sqft

Living/Dining	4.25m x 3.45m	13'11" x 11'4"
Kitchen	2.91m x 2.55m	9'7" x 8'4"
Bedroom 1	2.97m x 4.77m	9'9" x 15'8"
Bedroom 2	3.00m x 3.46m	9'10" x 11'4"
Bathroom	2.00m x 2.15m	6'7" x 7'1"

Apartments 44, 53 & 88 674 Sqft

Living/Dining	3.46m x 3.65m	11'4" x 12'0"
Kitchen	2.50m x 3.65m	8'2" x 12'0"
Bedroom 1	3.46m x 3.58m	11'4" x 11'9"
Bedroom 2	2.47m x 3.65m	8'1" x 12'0"
Bathroom	2.15m x 2.00m	7'1" x 6'7"



Apartments 45, 54 & 89 659 Sqft

Living/Dining	4.22m x 3.47m	13'10" x 11'5"
Kitchen	2.91m x 2.55m	9'7" x 8'4"
Bedroom 1	3.00m x 4.77m	9'10" x 15'8"
Bedroom 2	3.00m x 3.46m	9'10" x 11'4"
Bathroom	2.00m x 2.15m	6'7" x 7'1"

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