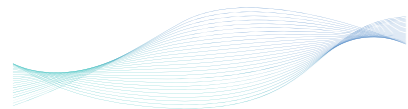


KENNET APARTMENTS

NEWBURY RG14 1AY



KENNET APARTMENTS

West Street
Newbury RG14 1AY



0344 800 9749
www.site-sales.co.uk/KennetApartments



The information in this document is indicative and intended to act as a guide only as to the finished product. Accordingly, due to One Housing Group's policy of continuous improvement, the finished product may vary from the information provided. All computer generated images (CGIs) used in this brochure are for illustrative purposes only and are not intended to provide an actual forecast or impression of the measurement, dimensions, layout, placement, context and/or finished finishes of the buildings premises or landscaping within the development, and should not be relied upon as true or accurate. This information does not constitute a contract, or warranty. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. Kennet Apartments is a marketing name and may not necessarily form part of the approved postal address. All information believed to be correct at the time of going to print. August 2016.



Kennet Apartments, Newbury, Parkway

The stunning 1 & 2 bedroom homes at Kennet Apartments offer you an opportunity to live in a bustling community with a wide range of amenities that are on your doorstep. The apartments are delightfully designed with large open windows and neutral décor that invites your finishing touches. There is ample storage throughout and a beautifully landscaped communal courtyard overlooking Newbury. With a shopping mall within a few minutes' walk and all the charm of a historic market town to enjoy, you couldn't ask for more from your new home.



Top reasons to live at Kennet Apartments:

- Landscaped communal courtyard to mezzanine level
- Fully-fitted, modern kitchen with appliances
- Contemporary bathroom suite
- Parkway Shopping Mall right on your doorstep
- Only 50 minutes* from London Paddington by rail

This page: Kennet Apartments
 Top Right: Avon Canal
 Centre Left: Victoria Park bandstand
 Centre Right: Kennet Shopping Centre
 Right: Parkway Shopping Mall, view from the mezzanine level garden looking south

Newbury, West Berkshire

Newbury offers you everything you're looking for. There are restaurants for every occasion, while shopping covers everything from fashion to sport. You can enjoy a day out at the world famous Newbury race course, or take a trip to the equally famous Highclere House, home of Downton Abbey.

The award winning Watermill Theatre has an excellent reputation and the cinema offers a choice of 7 screens. With its parks, marketplace and waterside location, Newbury is a great place to explore and in the colder months, the Northcroft Leisure Centre offers an indoor pool, gym and sports hall.



Travel & transport

Newbury is in a great location. The M4 runs East to West, linking London and Bristol, while the A34 runs North to South, giving you easy access to Birmingham and the south coast. From Newbury it's an easy journey to all the high tech towns along the Thames Valley and London Paddington is easily within commuting distance. Weekends are just made for exploring the local countryside. The canal side is perfect for cycling, while a boat trip along the Kennet & Avon canal is also a lovely way to explore local towns and villages such as Kintbury and Hungerford with their charming pubs and quaint architecture.



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

SPECIFICATION

GENERAL

- Grey painted entrance door with spyhole, doorbell and door number
- Flush white finished internal doors with brushed stainless steel ironmongery
- Smooth matt white painted walls and ceilings
- Satin white painted skirting and architrave
- 50% wool twist carpet to bedrooms, hallway and living area
- Vinyl flooring to kitchen and bathroom
- Wardrobes to bedroom 1

KITCHEN

- Wood effect kitchen units
- Over mounted stainless steel sink with Monobloc mixer tap
- Chimney style cooker hood
- Single oven
- Fridge/freezer
- Washer/dryer*

BATHROOM & ENSUITE

- Contemporary white sanitaryware, with semi-counter top basin and toilet with stainless steel push flush plate
- Under basin storage cupboard
- Brassware to include mixer tap and thermostatic shower
- White bath with shower screen, where applicable
- Half height porcelain white coloured wall tiling to bath and behind basin
- Contemporary white heated towel rail
- Mirrored cabinet above basin

HEATING & ELECTRICAL

- White sockets and switches throughout
- Telephone socket to living room
- TV aerial socket, Sky+ connections** to living room
- Pendant lighting to bedrooms, hallway and living area
- Downlights to kitchen and bathroom
- Hard-wired smoke alarms
- Heating via individual gas boilers to contemporary white radiators

COMMUNAL AREA

- Lift to all floors
- Carpet to most stairs and ceramic tiled interior communal areas
- Paving to external communal walkway with lawn area to courtyard
- Bin stores
- Cycle store

SECURITY

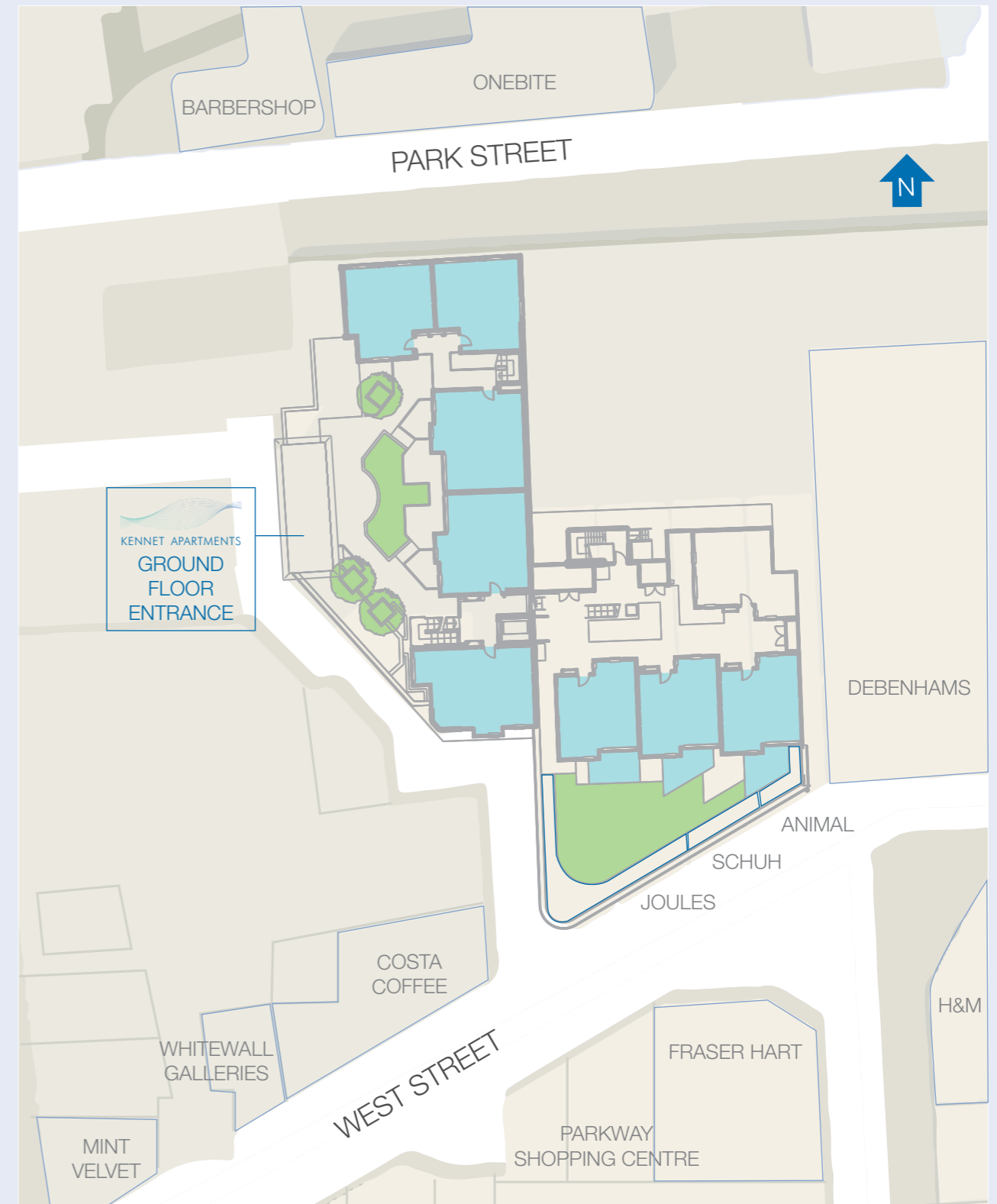
- Audio door entry system to each apartment
- Personal Card access to communal entrance

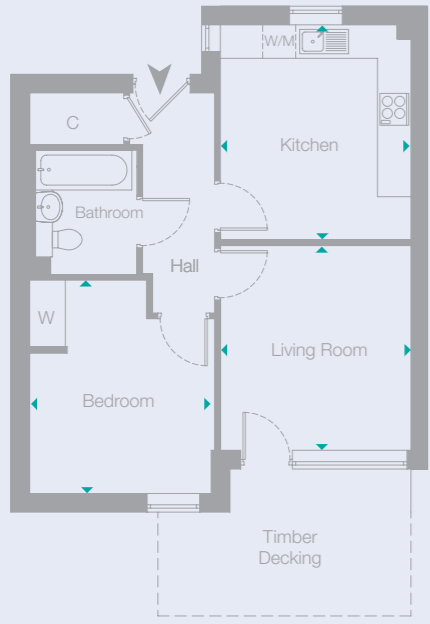


* Please speak to our sales consultant as some appliances are located in hallway cupboards

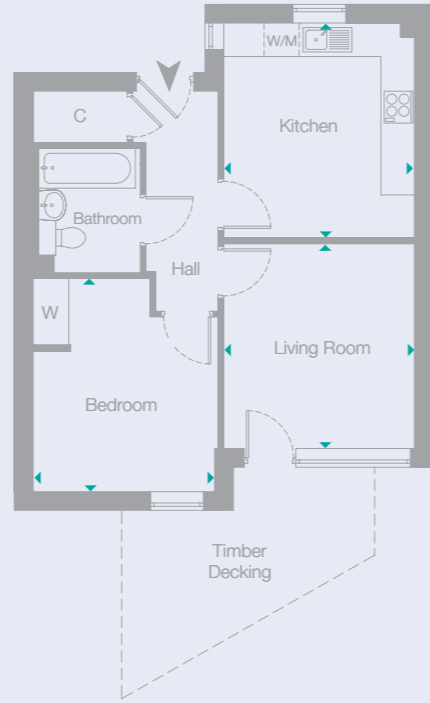
** Subject to subscription

SITE PLAN

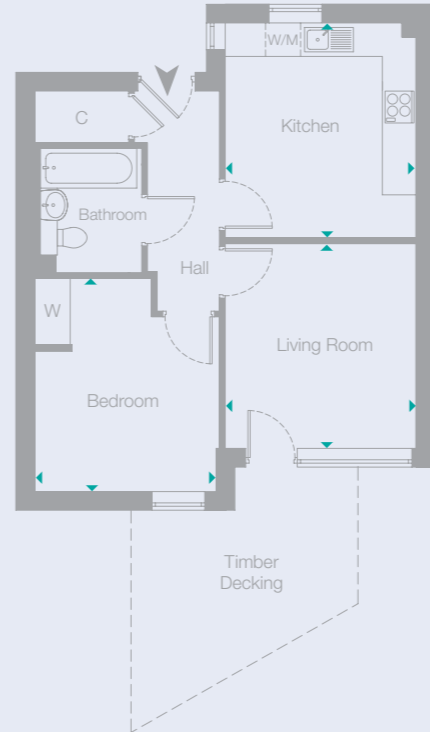




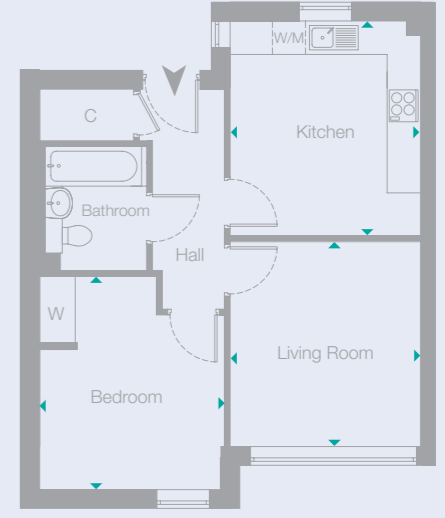
SECOND FLOOR



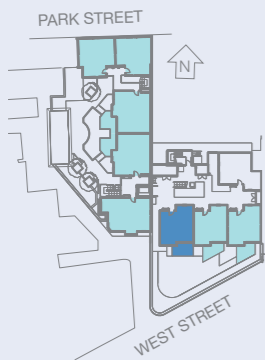
SECOND FLOOR



SECOND FLOOR



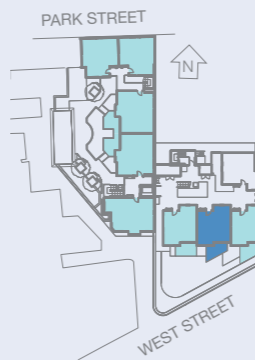
THIRD FLOOR



ONE BEDROOM APARTMENT 206

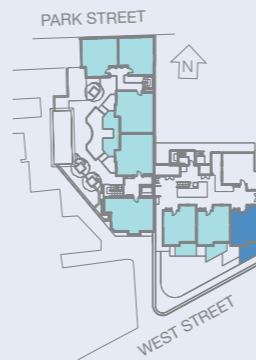
LIVING ROOM	3.61m x 3.36m	11' 10" x 11' 0"
KITCHEN	3.79m x 3.36m	12' 5" x 11' 0"
BEDROOM	3.76m x 3.20m	12' 4" x 10' 6"
TOTAL AREA	48.8 sq.m.	525 sq.ft.

KEY
 W/M - Washing Machine
 W - Wardrobe C - Cupboard



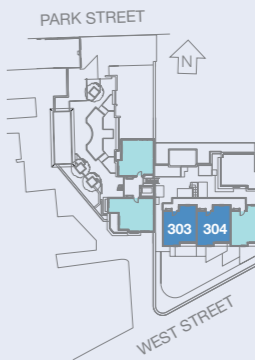
ONE BEDROOM APARTMENT 207

LIVING ROOM	3.61m x 3.36m	11' 10" x 11' 0"
KITCHEN	3.79m x 3.36m	12' 5" x 11' 0"
BEDROOM	3.76m x 3.20m	12' 4" x 10' 6"
TOTAL AREA	48.8 sq.m.	525 sq.ft.



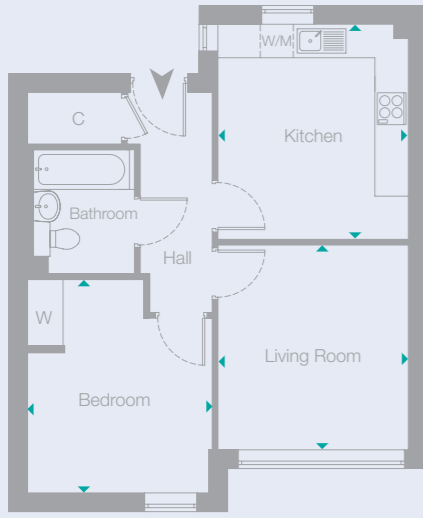
ONE BEDROOM APARTMENT 208

LIVING ROOM	3.61m x 3.36m	11' 10" x 11' 0"
KITCHEN	3.79m x 3.36m	12' 5" x 11' 0"
BEDROOM	3.76m x 3.20m	12' 4" x 10' 6"
TOTAL AREA	48.8 sq.m.	525 sq.ft.

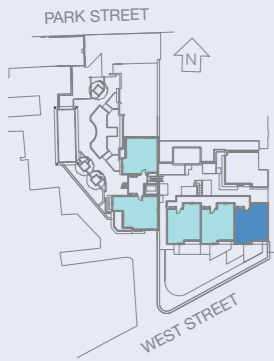


ONE BEDROOM APARTMENTS 303 & 304

LIVING ROOM	3.61m x 3.36m	11' 10" x 11' 0"
KITCHEN	3.79m x 3.36m	12' 5" x 11' 0"
BEDROOM	3.76m x 3.20m	12' 4" x 10' 6"
TOTAL AREA	48.8 sq.m.	525 sq.ft.

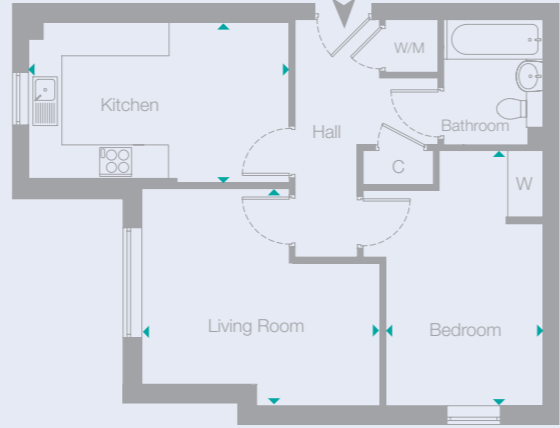


THIRD FLOOR

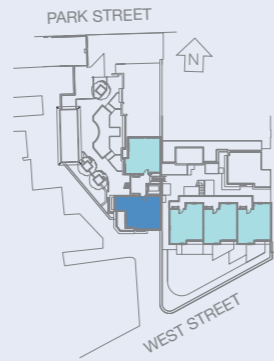


ONE BEDROOM APARTMENT 305

LIVING / DINING ROOM	3.61m x 3.36m	11' 10" x 11' 0"
KITCHEN	3.79m x 3.36m	12' 5" x 11' 0"
BEDROOM	3.76m x 3.20m	12' 4" x 10' 6"
TOTAL AREA	48.8 sq.m.	525 sq.ft.



THIRD FLOOR



ONE BEDROOM APARTMENT 301

LIVING / DINING ROOM	4.20m x 3.83m	13' 9" x 12' 7"
KITCHEN	4.60m x 2.82m	15' 1" x 9' 3"
BEDROOM	4.50m x 2.78m	14' 8" x 9' 1"
TOTAL AREA	53.0 sq.m.	507 sq.ft.

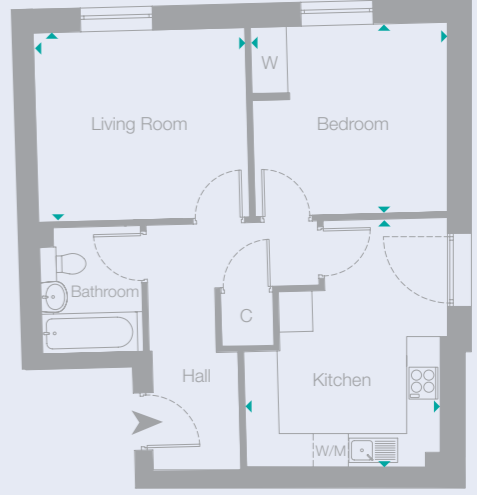


THIRD FLOOR

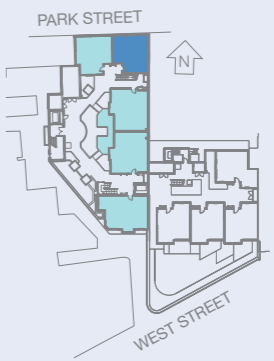


ONE BEDROOM APARTMENT 302

LIVING ROOM	4.25m x 3.29m	13' 11" x 10' 9"
KITCHEN	3.79m x 3.03m	12' 5" x 9' 11"
BEDROOM	3.56m x 3.13m	11' 8" x 10' 3"
TOTAL AREA	49.7 sq.m.	534 sq.ft.



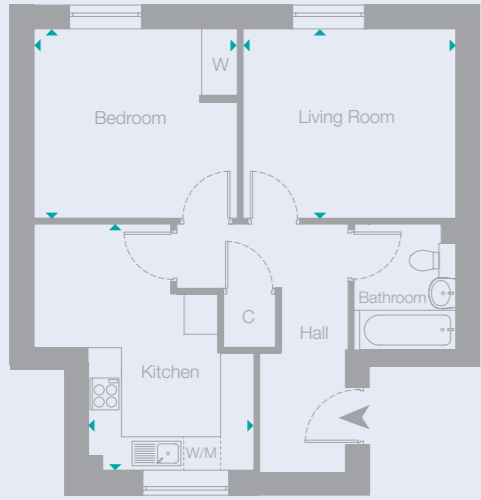
FIRST & SECOND FLOOR



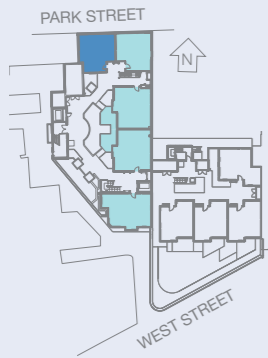
ONE BEDROOM APARTMENTS 104-FIRST FLOOR 204-SECOND FLOOR

LIVING / DINING ROOM	3.76m x 3.34m	12' 4" x 10' 11"
KITCHEN	4.36m x 3.45m	14' 4" x 11' 4"
BEDROOM	3.45m x 3.34m	11' 4" x 10' 11"
TOTAL AREA FOR APARTMENT 104	51.7 sq.m.	556 sq.ft.
TOTAL AREA FOR APARTMENT 204	51.7 sq.m.	556 sq.ft.

KEY
 W/M - Washing Machine F/F - Fridge/Freezer
 W - Wardrobe C - Cupboard



FIRST & SECOND FLOOR



ONE BEDROOM

APARTMENTS 105-FIRST FLOOR
205-SECOND FLOOR

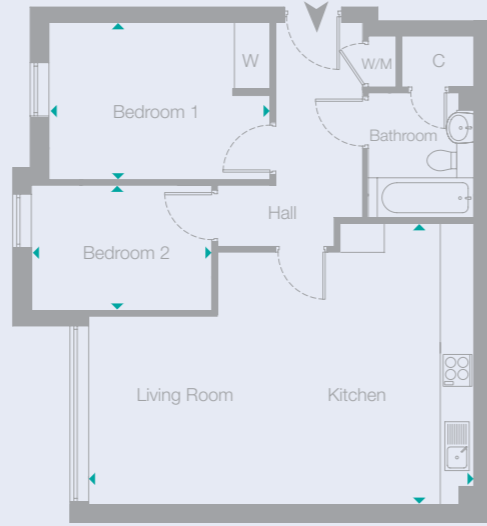
LIVING ROOM
3.76m x 3.34m 12' 4" x 10' 11"

KITCHEN
4.34m x 2.93m 14' 3" x 9' 7"

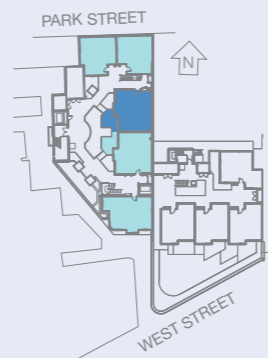
BEDROOM
3.58m x 3.34m 11' 9" x 10' 11"

TOTAL AREA
51.8 sq.m. 557 sq.ft.

KEY
W/M - Washing Machine
W - Wardrobe C - Cupboard



FIRST & SECOND FLOOR



TWO BEDROOM

APARTMENTS 103-FIRST FLOOR
203-SECOND FLOOR

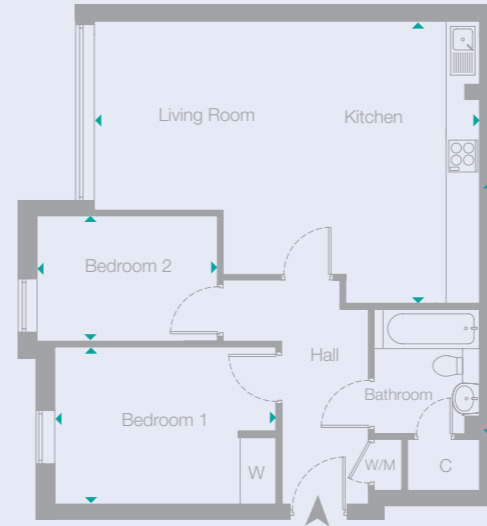
LIVING / KITCHEN
6.79m x 4.97m 22' 3" x 16' 4"

BEDROOM 1
3.90m x 2.77m 12' 9" x 8' 10"

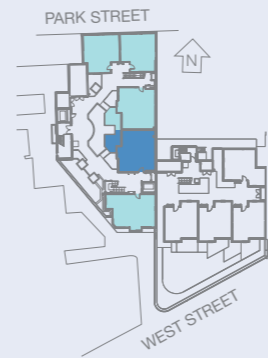
BEDROOM 2
3.18m x 2.21m 10' 5" x 7' 3"

TOTAL AREA FOR APARTMENT 103
63 sq.m. 678 sq.ft.

TOTAL AREA FOR APARTMENT 203
61.6 sq.m. 662 sq.ft.



FIRST & SECOND FLOOR



TWO BEDROOM

APARTMENTS 102-FIRST FLOOR
202-SECOND FLOOR

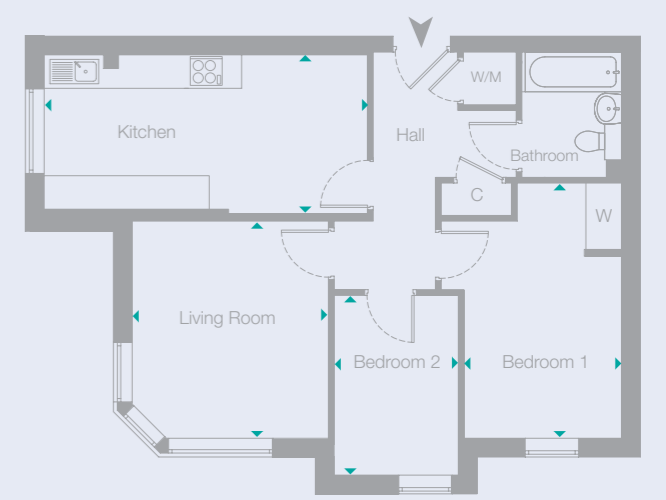
LIVING / KITCHEN
6.79m x 4.97m 22' 3" x 16' 4"

BEDROOM 1
3.90m x 2.77m 12' 9" x 8' 10"

BEDROOM 2
3.18m x 2.21m 10' 5" x 7' 3"

TOTAL AREA FOR APARTMENT 102
63 sq.m. 678 sq.ft.

TOTAL AREA FOR APARTMENT 202
61.6 sq.m. 662 sq.ft.



FIRST & SECOND FLOOR



TWO BEDROOM

APARTMENTS 101-FIRST FLOOR
201-SECOND FLOOR

LIVING ROOM
3.83m x 3.46m 12' 1" x 11' 4"

KITCHEN
5.70m x 2.80m 18' 8" x 9' 3"

BEDROOM 1
4.50m x 2.78m 14' 9" x 9' 1"

BEDROOM 2
3.15m x 2.19m 10' 4" x 7' 2"

TOTAL AREA
64.4 sq.m. 693 sq.ft.