

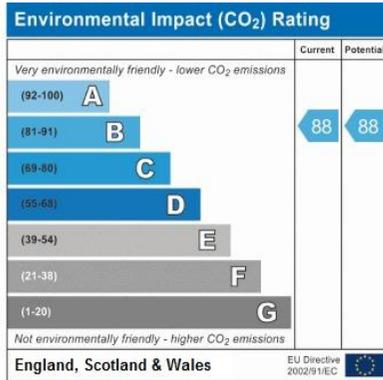
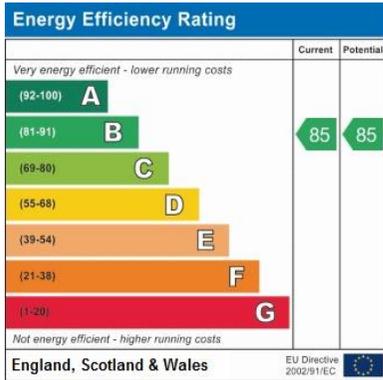




5 The Dolmans , Newbury, Berkshire RG14 2EL

An Exclusive development of Luxury Apartments and Town Houses within a secluded location close to Town. This development offers spacious living within a desirable location and within a short walk of schools and Amenities. Named after the family who built Shaw House, The Dolmans are built to the highest specification by a Local Developer who has ensured there is a keen eye on detail without cutting corners. This is a rare opportunity for potential owners to become joint owners of the freehold of the development ensuring control over the ongoing cost of future ownership. These properties feature integrated kitchens with quartz surfaces and appliances, floor coverings throughout, gas central heating and fully tiled en-suites and bathrooms. Decorated in attractive neutral colours, the top floor apartments include natural light from integrated sun tunnels and views across the rooftops of Newbury The Apartments and houses are surrounded by communal gardens with the houses having private gardens with decking areas erected. The apartments and house have allocated parking and visitor's spaces to ensure the owners can enjoy their homes. All buildings are covered by a CRL New Build 10 year warranty for peace of mind.



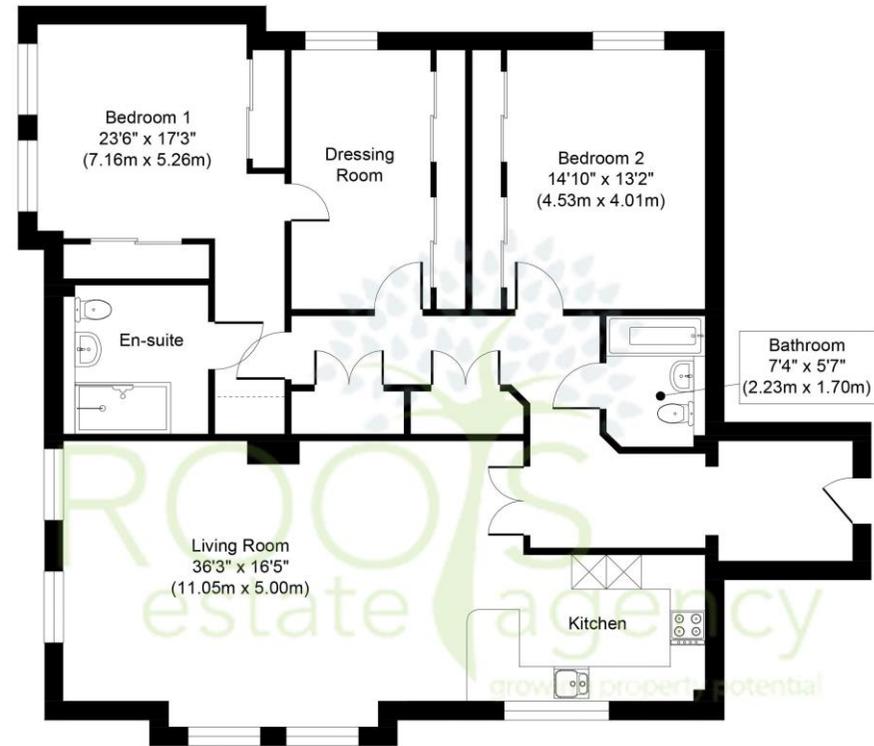


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First Floor
 Approximate Floor Area
 1461 sq. ft
 (135.77 sq. m)



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Roots Estate Agency give notice for themselves and the vendors of the property that although these particulars are believed to be correct, they do not constitute any part of an offer or contract. All statements within these particulars of this property are made without responsibility and are not to be relied upon as statements or representation of fact, nor do they make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement within these particulars. With regard to the services, fixtures and fittings, appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.