

# Crabhill at Kingsgrove

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



## KINGS HILL APARTMENTS



**ST. MODWEN  
HOMES**



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.



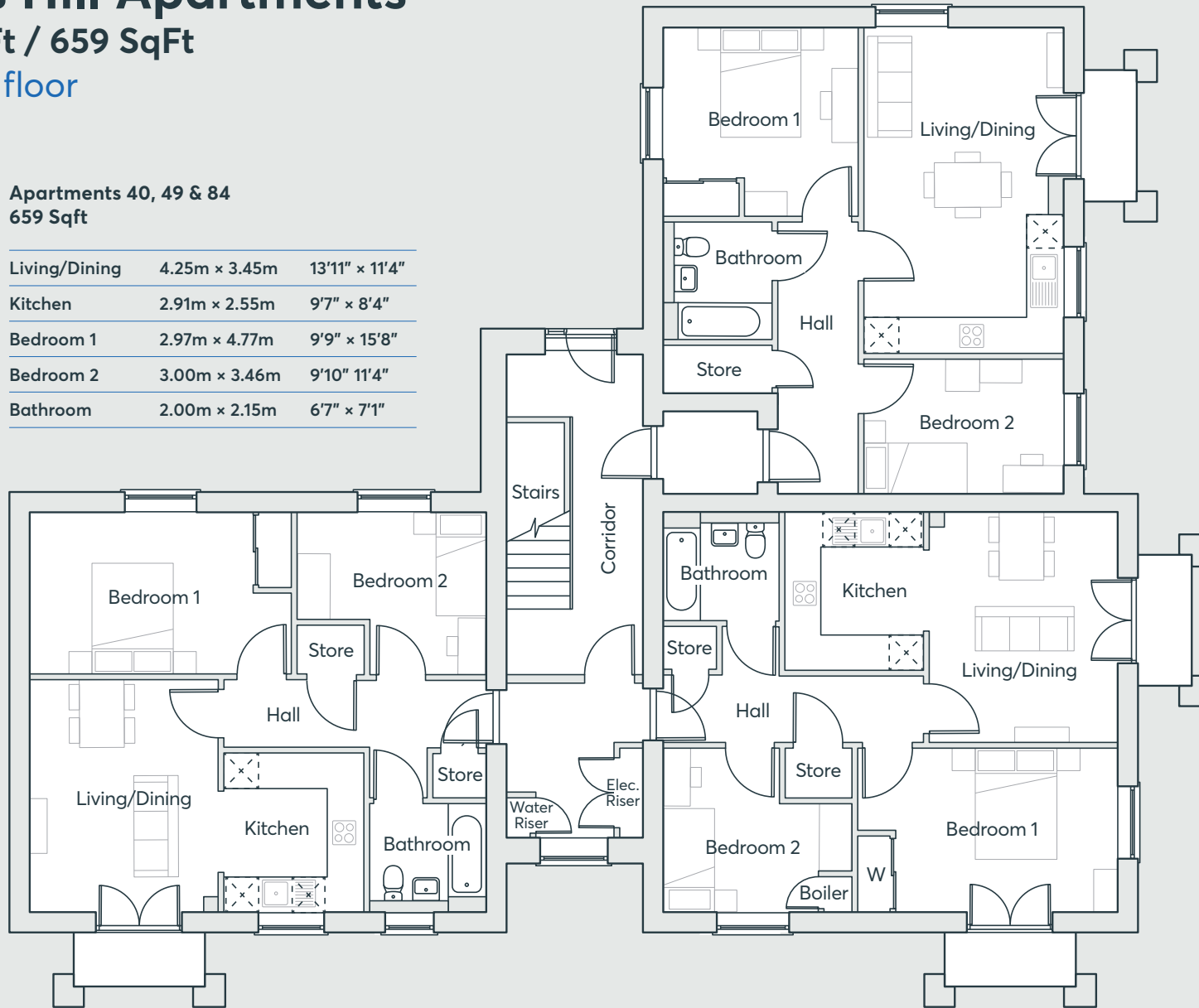
# Kings Hill Apartments

633 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 & 82 633 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"

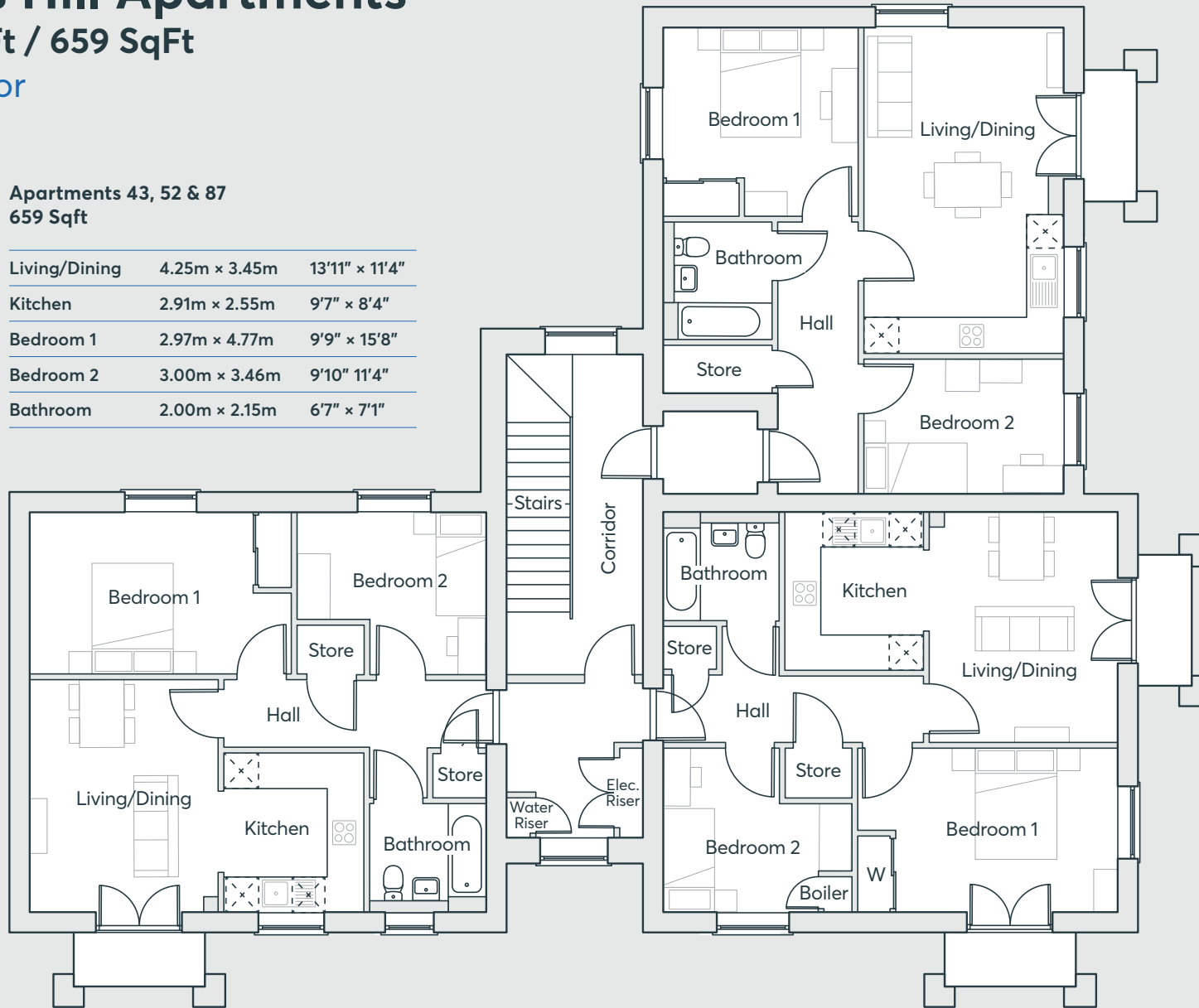
# Kings Hill Apartments

633 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 & 85 633 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"

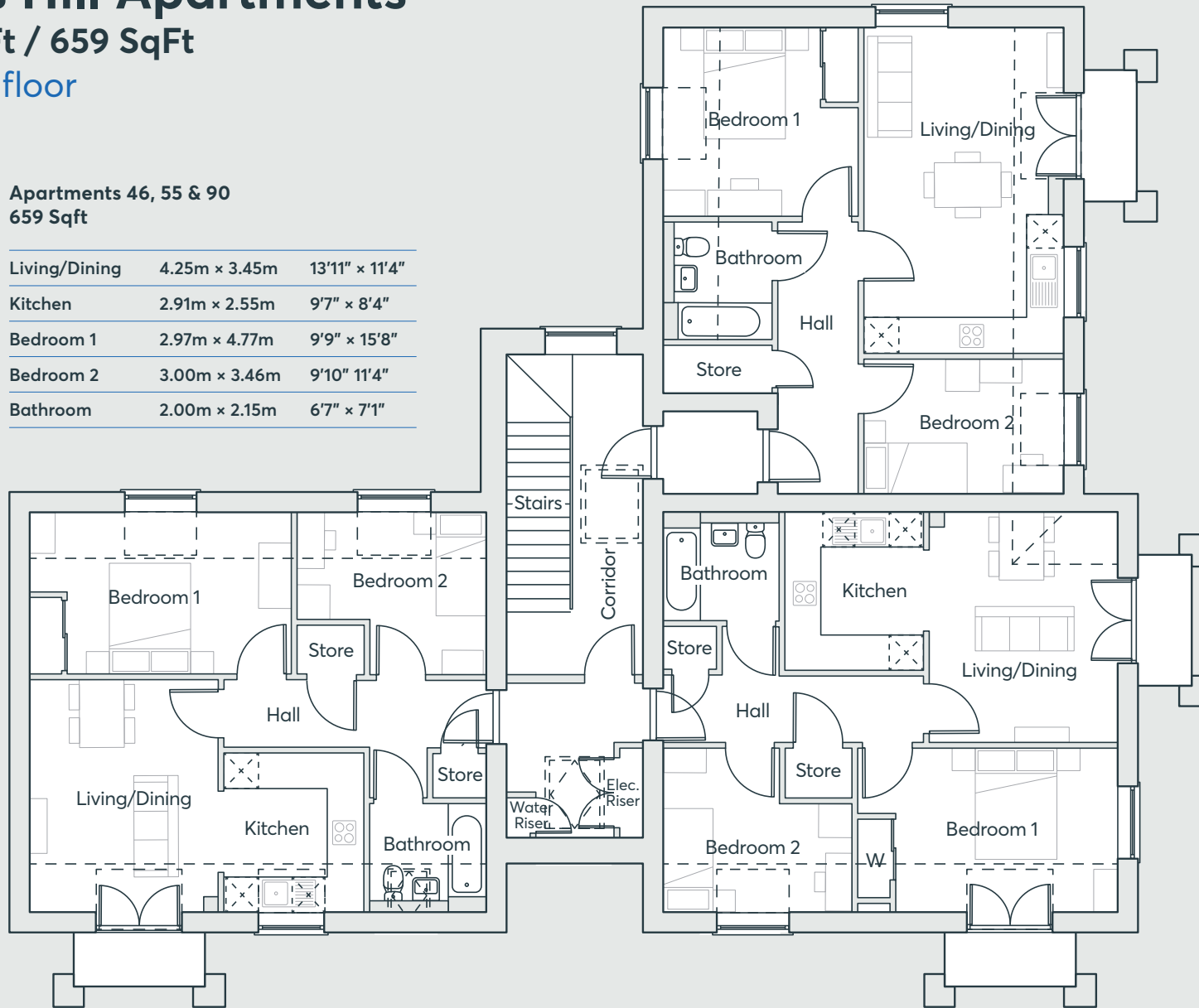
# Kings Hill Apartments

633 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 & 88 633 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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