



FLAT 19 BAILY

Guide Price £190,000

Carter Jonas

FLAT 19 BAILY PARK WAY NEWBURY RG14 1EF

- Walking distance to the town and station
- M4 (J13) 4 miles

Private secure lobby · video entry phone system · private front door · spacious hallway · lovely open plan living room and fitted kitchen · private balcony with access via a door from the living room · lovely views over the Victoria Park · principal bedroom with built in wardrobes · shower room suite with full tiling to suite area · gas central heating · double-glazing · wonderfully located with access to all of the town centre facilities · Energy Rating B

SITUATION

Park Way is a development of mixed retail and residential properties situated in the centre of Newbury. Location is between the main shopping street and the open space of Victoria Park with access via lifts from the underground parking area as well as the ground floor. The town offers a good selection of shops and department stores, including the Parkway retail development with a supermarket and retail park to the south of the town. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

A WELL PRESENTED 1 BEDROOM APARTMENT BENEFITING FROM A TOWN CENTRE LOCATION, PRIVATE BALCONY AND LOVELY VIEWS OVER VICTORIA PARK. AVAILABLE CHAIN FREE.



DESCRIPTION

This apartment is located within the highly desirable Park Way development, access is provided via the main entrance lobby with a lift and stairs to the second floor where the property is located. The entrance hall gives access to a useful utility cupboard with washing machine and beyond to a lovely open plan living room and kitchen. There is a door to a balcony with space for seating and great views towards the park. The kitchen offers integrated appliances including microwave, dishwasher, fridge/freezer, oven and hob. There is a spacious bedroom with full height window giving more great views towards the park and a built in double wardrobe with hanging and shelf space. The accommodation is completed by a modern shower room suite in classic white with full tiling and vanity store unit to the wc and sink.

ADDITIONAL INFORMATION

Tenure: Leasehold - 125 years from 2013

Ground Rent: £250 per annum

Service Charge: £1660 per annum

Services: Mains electricity, water and drainage, gas fired central heating

Local Authority: West Berkshire Council - 01635 551111

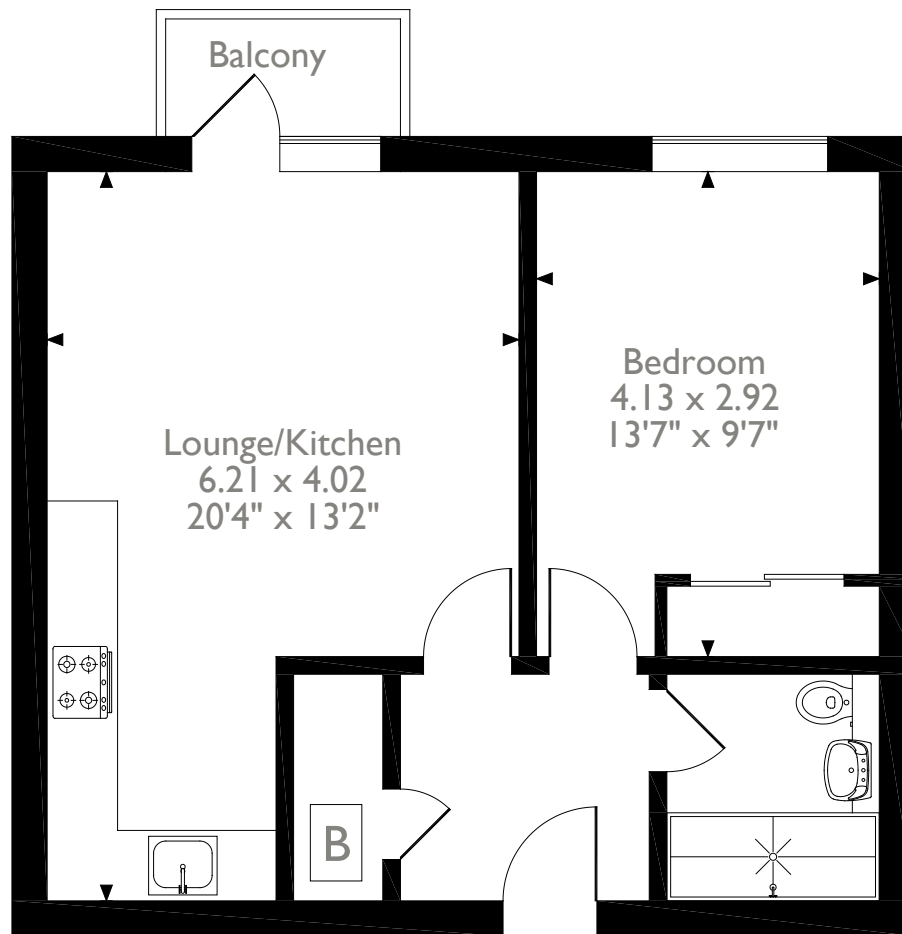
Council Tax: Band B

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: From the A339 at the Robin Hood roundabout take the exit signposted Newbury town centre and Park Way development. The main entrance to the apartment is opposite Victoria Park. There is an underground car park available.



Flat 19 Baily , Park Way, Newbury
Approximate Gross Internal Area
44 Sq M/474 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

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