



**FLAT 72 BAILY**

Guide Price £265,000

**Carter Jonas**



## **FLAT 72 BAILY PARK WAY NEWBURY RG14 1EF**

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

Private secure lobby with lift access · video entry phone system · private front door · entrance hall · impressive living room with open plan kitchen/diner · 2 bedrooms, one with ensuite · bathroom · utility cupboard · great location within Newbury town centre · allocated underground parking · Energy Rating C

### **SITUATION**

Newbury town offers a good selection of shops and supermarkets. 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).

### **DESCRIPTION**

This highly desirable development stands within the centre of Newbury above the Parkway shopping centre. The flat can be accessed via a security monitored lobby with entry phone system, lift and staircase all via the underground parking facility where a lift can take you to the podium level on which the property is situated. A private front door opens to a generous hall which gives access to an impressive living room with open plan kitchen/diner including built in appliances. There are 2 comfortable double bedrooms including a principal bedroom with ensuite and a second bedroom with door to the terrace.

**A LARGER THAN AVERAGE AND IMMACULATELY PRESENTED APARTMENT IN THE CENTRAL PARKWAY DEVELOPMENT BENEFITTING FROM PRIVATE PARKING, LARGE OPEN PLAN LIVING AREA, 2 BEDROOMS INCLUDING A PRINCIPAL BEDROOM WITH ENSUITE AND GARDEN TERRACE. THE PROPERTY COULD MAKE A GOOD INVESTMENT OPPORTUNITY AND IS AVAILABLE CHAIN FREE.**



The accommodation is completed by a bathroom with bath and shower over.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold - 125 years from 2011

Service Charge approximately £3,112 per annum

Ground Rent £330 per annum

**Services:** All mains services connected, gas fired central heating

**Local Authority:** West Berkshire Council - 01635 551111

**Council Tax:** Band C

**Viewing:** By prior appointment through the Newbury office 01635 263010

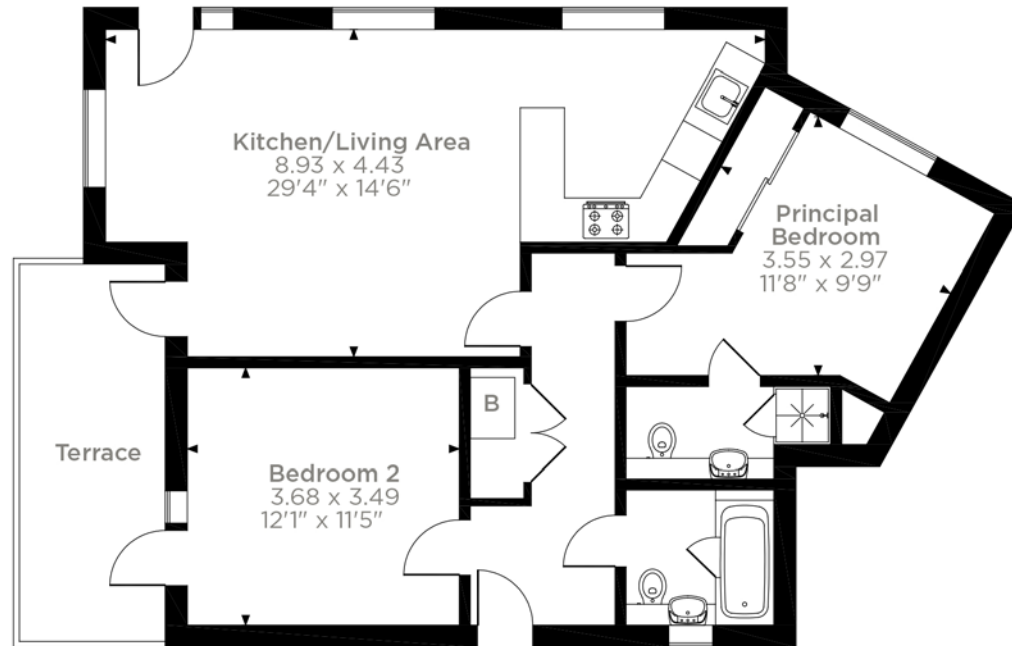
**Directions:** Please use post code RG14 1EF





# Flat 72, Park Way, Newbury, Berkshire

## Approximate Gross Internal Area 76 Sq M/818 Sq Ft



Ground Floor

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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