



FLAT 2 PARK REACH ST. MARYS ROAD NEWBURY RG14 1GF

- Newbury town and mainline station within walking distance
- M4 (J13) 3 miles

Security entry phone system · double aspect open plan reception and fully fitted quality kitchen with Quartz worktops · integrated oven, extractor, fridge/freezer, dishwasher, induction hob and washer/dryer · 2 double bedrooms with wardrobes · bathroom with shower · underfloor heating · double-glazing · private 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 quality apartment benefits from a superb location within the town centre and is finished to an extremely high standard. The development features excellent energy efficiency including a large roof mounted solar panel that provides power to the building and also the electricity to the on site car charging points. An excellent opportunity to purchase either as a good high quality home or rental investment. Available chain free.

A BEAUTIFULLY FINISHED GROUND FLOOR 2 BEDROOM APARTMENT SITUATED IN THE HEART OF NEWBURY TOWN CENTRE. THE PROPERTY BENEFITS FROM 2 GENEROUS BEDROOMS, A LUXURIOUSLY FINISHED KITCHEN AND PRIVATE PARKING WITH CAR CHARGING FACILITY.



ADDITIONAL INFORMATION

Tenure: Share of Freehold

Service Charge - approximately £65 per month

Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band C

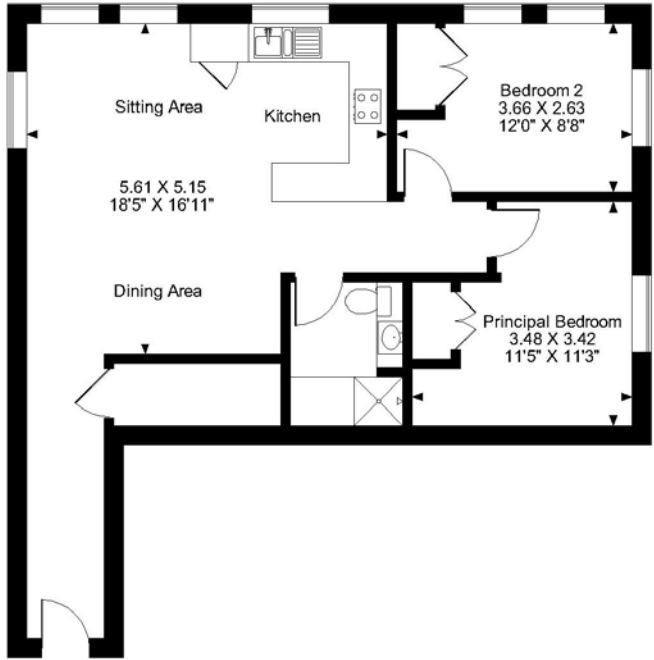
Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG14 1GF

Please note the photographs in this brochure are of the show flat from when the development was sold in 2019.



Park Reach, St. Marys Road, Newbury
Approximate Gross Internal Area
677 sq ft / 63 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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IMPORTANT INFORMATION

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