



**FLAT 6 BAILY**

£187,500

**Carter Jonas**

## FLAT 6 BAILY PARK WAY NEWBURY RG14 1EF

- Walking distance to the town and mainline station
- M4 and A34 3.5 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 · good views over Victoria Park · principal bedroom with built in wardrobes · bathroom · great location with access to all the town centre facilities · Energy Rating C

### 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).

### DESCRIPTION

The apartment is located on the ground floor within this highly desirable landmark building with views across Victoria Park.

**A WELL-PRESENTED ONE BEDROOM APARTMENT BENEFITING FROM A TOWN CENTRE LOCATION AND WELL SITUATED IN THIS SOUGHT AFTER LANDMARK DEVELOPMENT. THE PROPERTY PROVIDES A PRIVATE BALCONY AND LOVELY VIEWS OVER VICTORIA PARK. AVAILABLE CHAIN FREE.**



The entrance hall gives access to a useful utility cupboard and beyond to an open plan living room with modern well-equipped kitchen with built in appliances, there is a door to a balcony with space for seating and great views towards Victoria Park. The property also benefits from a spacious bedroom with further views towards the park and built in wardrobe with hanging and shelf space. The accommodation is completed by a modern bathroom suite in classic white with tiling and vanity store unit to the WC and sink.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold 125 years from 2013. Ground Rent £660 a year. Service Charge £2,500 per annum

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

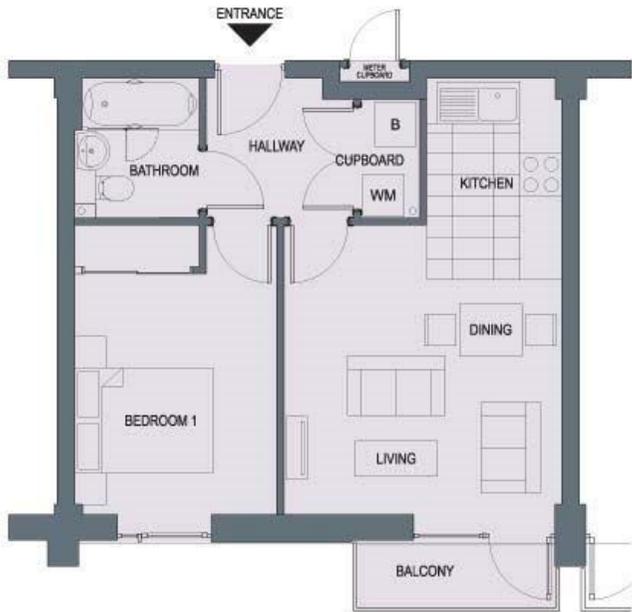
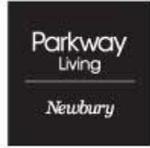
**Local Authority:** West Berkshire Council - 01635 551111

**Council Tax:** Band B

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

**Directions:** Please use post code RG14 1EF. The main entrance to the apartment is opposite Victoria Park





**BAILY  
FLAT F104  
(with balcony)**

Total area (approx.) - 475.8 sq ft (44.2 sq m)  
Bedrooms - 1

	ft	m
Kitchen/Living area	20' 6" x 13' 2"	6.25 x 4.01
Bedroom 1	13' 7" x 9' 7"	4.15 x 2.92
Bathroom	6' 7" x 5' 7"	2.00 x 1.70

All dimensions are taken at maximum points

PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE!  
The position and size of doors, windows, appliances and other features are approximate only.

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The agent (as Real Estate Agent) has not carried out a professional measurement of this property for the purposes of the Marketing (Energy) Regulations. The agent is not liable for any inaccuracies in the information provided. The agent is not a registered professional valuer under the Property Measurement Act 2008.  
All such information must be treated as indicative only and should not be relied upon for any purpose which may be subject to litigation or any other legal proceedings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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