



**FLAT 83 BAILY**

Guide Price £250,000

**Carter Jonas**



## **FLAT 83 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 · large entrance hall · hallway and utility cupboard · sitting room opening to well equipped kitchen · 2 double bedrooms including a principal bedroom with en suite shower room and built in wardrobe · bathroom · 2 balconies · gas central heating · double-glazing · great location within Newbury town centre · private underground parking · Energy Rating C

### **SITUATION**

Newbury 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**

This highly desirable new development stands within the centre of Newbury above the Park Way shopping centre. The apartment 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, with its wonderful communal garden, where the property can be access via an external staircase.

**A SUPERBLY APPOINTED BRIGHT AND SPACIOUS 2 BEDROOM, 2 BATHROOM APARTMENT WITH 2 BALCONIES AND WELL LOCATED IN THIS PRESTIGIOUS DEVELOPMENT WITHIN THE CENTRE OF NEWBURY.**



The front door opens to a spacious entrance hall with large storage and utility cupboard, with all the main accommodation is accessed from this hallway. There is a spacious sitting room, with balcony, which opens to a beautifully fitted kitchen. There is a main bathroom with tiled flooring and walls and modern classic white suite with vanity display shelving and storage, both the bedrooms are comfortable doubles and the principal suite is an impressive room with en suite shower, built in wardrobe and door out to a balcony.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold – 125 years from 2012

**Ground Rent:** £330 per annum

**Estate and Service Charge:** £1016 per quarter

**Services:** All mains services connected

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

**Council Tax:** Band C

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

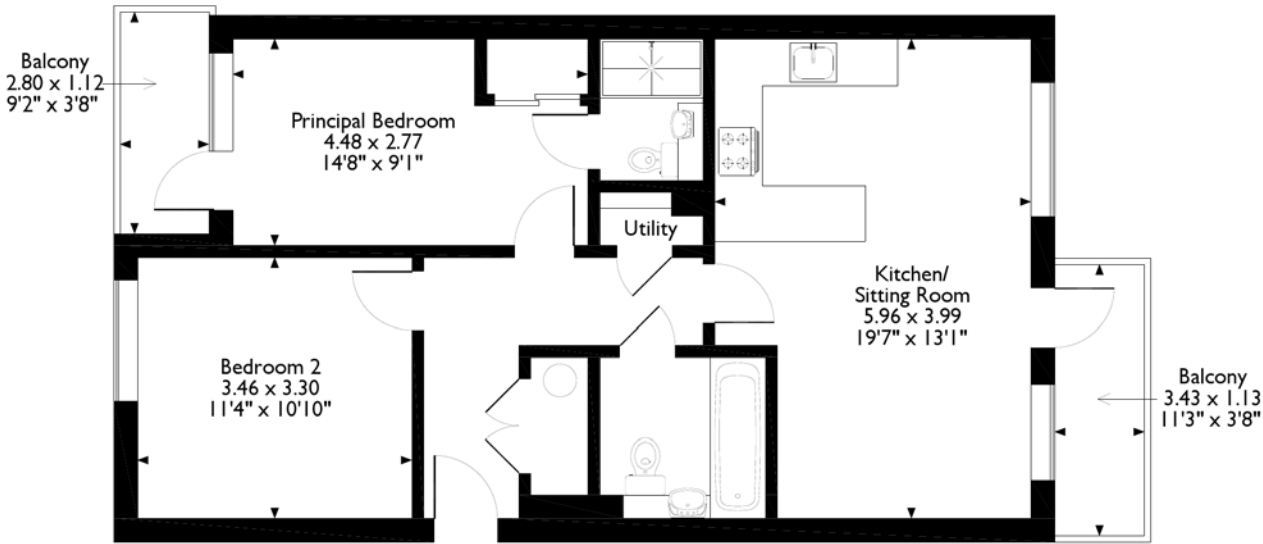
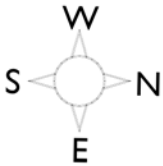
**Directions:** Please use post code RG14 1EF

From the A339 at the Robin Hood roundabout take the exit signposted Newbury town centre and Park Way development. At the mini roundabout turn left and the underground parking area for both the apartment and the shopping facilities can be found on the right hand side.





Baily, Flat 83, Park Way, Newbury, Berkshire  
 Approximate Gross Internal Area  
 65 SQM/699 SQFT



**Second Floor Flat**

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	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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