



BAILY, PARK WAY, RG14 1EF
£1,350 per month*

Carter Jonas

2 double bedroom executive apartment with uninterrupted views over Victoria Park in the heart of the town centre, totalling 937 sq. ft.

Secure entry phone, open plan double aspect reception room with private balcony overlooking the park, fully fitted kitchen with integrated appliances (double oven, induction hob, dishwasher and fridge/freezer), principal bedroom with dressing room and ensuite shower, further double with wardrobe, family bathroom with shower, utility cupboard with washer/dryer, gas central heating and secure underground allocated parking.

Completed throughout to a high standard and within a short walk of the train station for mainline to London Paddington.

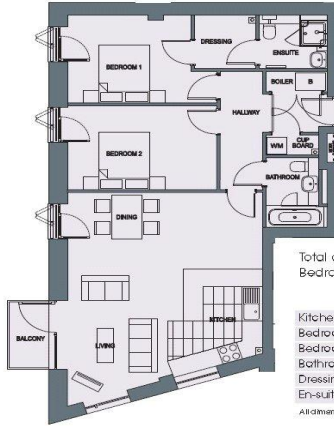
Mains electric, gas and metered mains water.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1350 per calendar month: Holding deposit of 1 week's rent £311 Security deposit of 5 weeks rent £1557.

- Council Tax Band = C
- Deposit Required = £1,557.00
- Long Let, Minimum term 12 months
- 2 BEDROOMS
- PRIVATE BALCONY
- PARK VIEWS
- ALLOCATED PARKING
- 2 BATHROOMS
- GAS CENTRAL HEATING
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	77
(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		



Total area (approx.) - 937.5 sq ft (87.1 sq m)
Bedrooms - 2

	ft	m
Kitchen/Living area	20' 8" x 18' 10"	6.30 x 5.74
Bedroom 1	11' 11" x 10' 0"	3.64 x 3.05
Bedroom 2	14' 5" x 9' 6"	4.39 x 2.90
Bathroom	7' 10" x 5' 11"	2.40 x 1.80
Dressing	6' 1" x 5' 11"	1.86 x 1.80
En-suite	6' 7" x 6' 1"	2.00 x 1.86

All dimensions are taken at maximum points.



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Classification L2 - Business Data

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