

Flat 85 Baily
Guide Price £325,000

Carter Jonas

Flat 85 Baily Park Way Newbury RG14 1EF

A superbly appointed large 2 bedroom penthouse apartment with the benefit of a balcony overlooking Victoria Park, principal bedroom with ensuite and a fantastic open plan living room and kitchen and private parking, well located within the centre of Newbury.

– Situated in the centre of town and a short walk to the train station
– M4 (J13) 4 miles

Private secure lobby with lift access, video entry phone system • private front door • large entrance hall with hallway cupboard • 22 ft long sitting room • well equipped spacious kitchen • open plan living • 2 double bedrooms, one with built in wardrobes, including a principal suite with ensuite shower room • bathroom • double-glazing • great location within Newbury town centre • allocated underground parking • 24 hour security on site • 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 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.



The property is nicely situated in the corner of the development a short walk through wonderful communal gardens. The front door, accessed via stairs from the podium level, opens to a spacious entrance hall with large storage cupboard and all principal accommodation is accessed from this hallway. There is a very spacious sitting room with two patio doors to a lovely outside terrace, with views over Victoria Park. The sitting room incorporates a beautifully fitted kitchen, this contemporary design gives a wonderful feeling of light and spaciousness. There is a principal bedroom with built in wardrobe and ensuite shower room and a second double bedroom served by a modern fitted bathroom in classic white with underfloor heating in both bathrooms. There are minimalistic blinds throughout which do not obscure the views, these being black out blinds in both bedrooms.

Additional Information

Tenure: Leasehold - 125 years from 2011. Service Charge: £4,000 per annum. Ground Rent: £330 per annum
Services: Mains electricity, water and drainage, gas fired central heating
Local Authority: West Berkshire Council – 01635 551111
Council Tax: Band D
Viewing: By prior appointment through the Newbury office 01635 263010
Directions: Please use postcode RG14 1EF



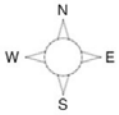


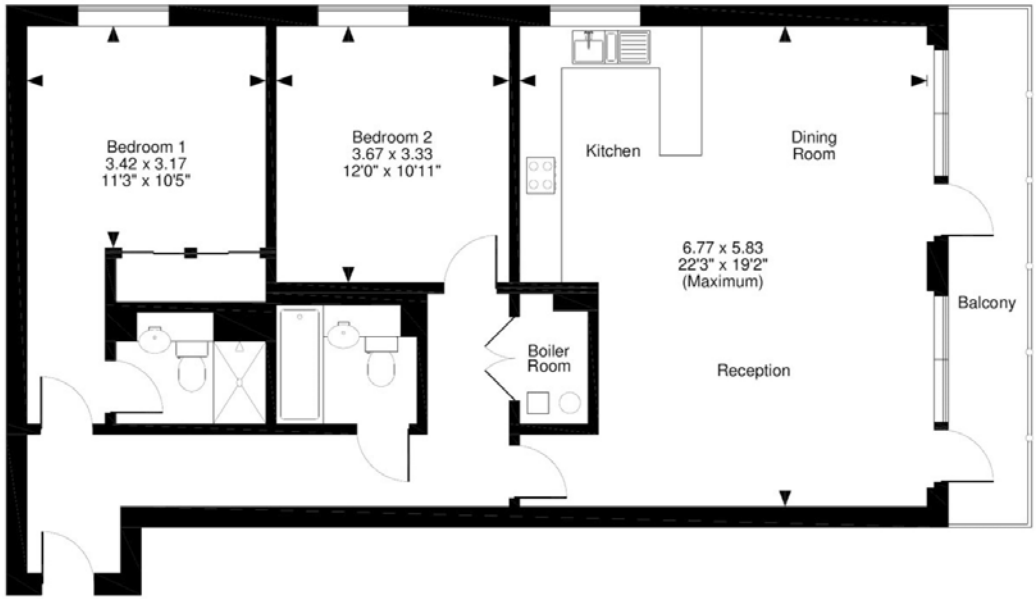






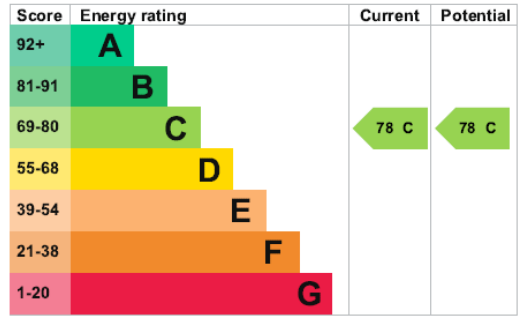
Baily, Park Way, Newbury
Approximate Gross Internal Area
972 sq ft / 90 sq m





Top Floor Flat

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