



DOWNER & CO

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Flat 52, Baily, Park Way, Newbury RG14 1EF
Price: £260,000

Features.



Description.

Located above the Park Way shopping area, right in the centre of town, just seconds walk to Northbrook Street, a two double bedroom apartment offering superb outdoor space both to the front and rear. With its own south facing roof terrace, large enough to entertain on makes this one of the most appealing apartments to buy on this development.

The accommodation includes security entry system to concierge entrance with lift and stairs to the second floor. The apartment is accessed then through the communal roof garden to its own entrance hall, open plan living/dining room/kitchen with door to the roof terrace. There are two double bedrooms with the master having an en-suite shower room and direct access to a decking area owned by the property and there is a further bathroom. Other benefits include under ground parking with its own allocated space.



Location:

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.

Lease details & outgoings:

Lease: 125 years remaining from 1/7/2011.

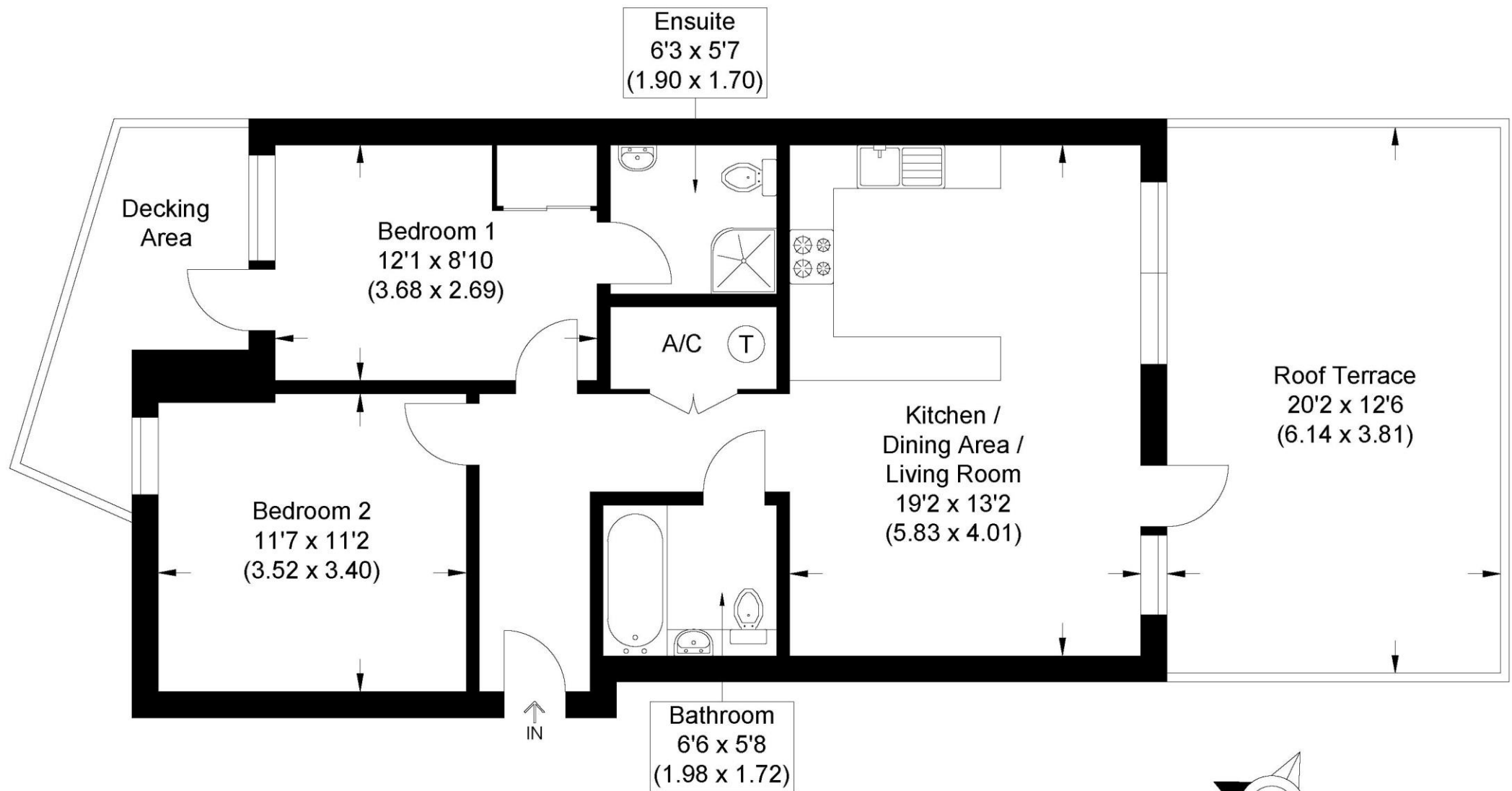
Quarterly Block Service Charge: £1,075.44.

Quarterly Estate Service Charge: £136.65.

Ground Rent: £165.22 for half year.



Approximate Gross Internal Area
63.54 sq m / 683.93 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: B

COUNCIL TAX BAND: C
2024/25: £2,156.19.

TENURE: LEASEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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