

DOWNER & CO

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Flat 37, Baily, Park Way, Newbury RG14 1EF

Price: £185,000

Features.

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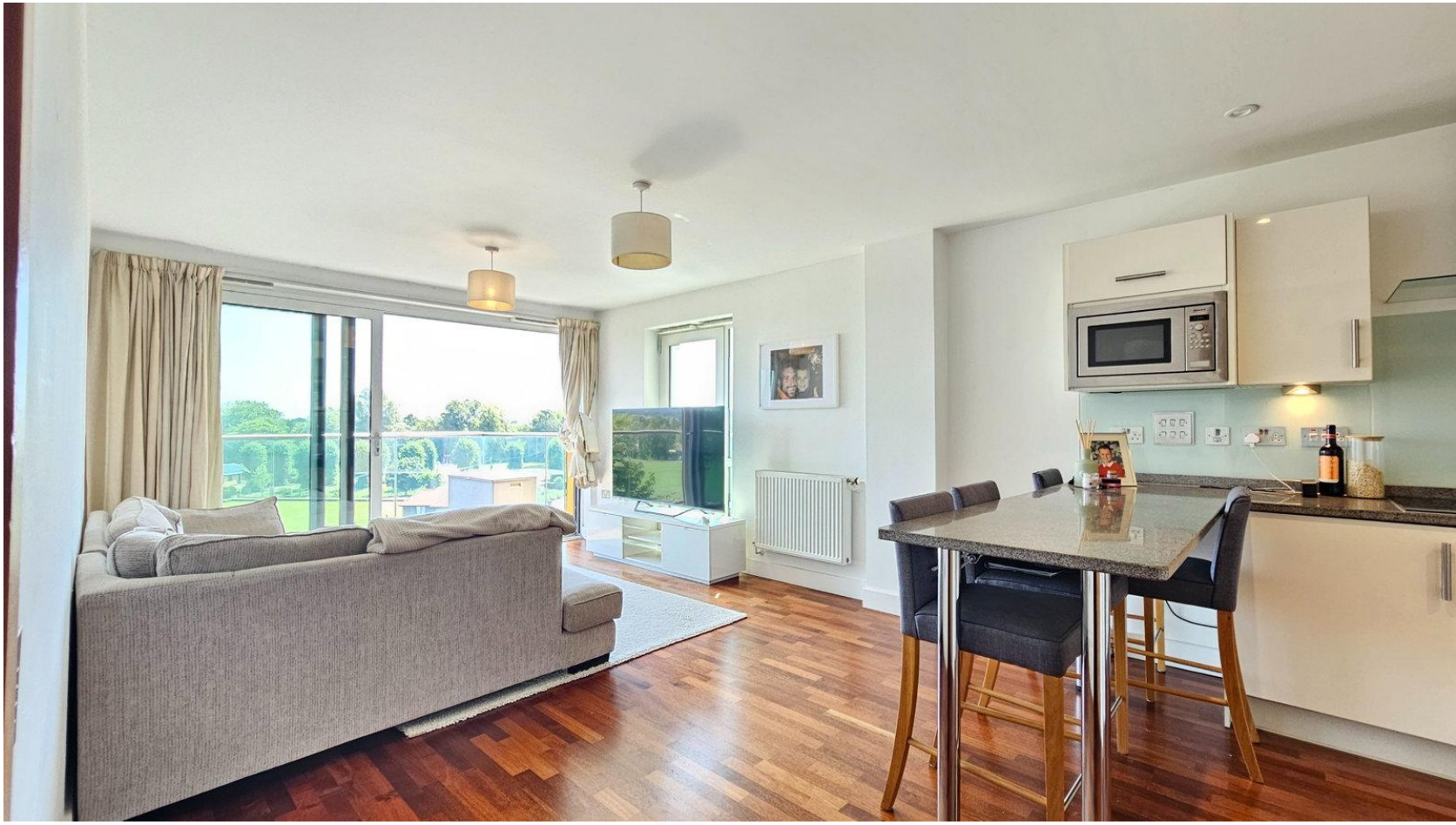
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Description.

Located above the Park Way shopping area, right in the centre of town, just seconds walk to Northbrook Street, a very smart and spacious one bedroom apartment. Arguably the best design of one bed apartment and offering unrivalled views over Victoria Park from both the large balcony off the living room and the dual aspect and spacious bedroom, this apartment offers a cool and contemporary feel.

The accommodation includes security entry system to concierge entrance with lift and stairs to the third floor. The apartment is accessed then through the communal roof garden to its own entrance hall with built-in cupboards, open plan living/dining room/kitchen with balcony overlooking Victoria Park, large dual aspect bedroom, again with views, and bathroom. There is a large well maintained roof garden for residents and underground allocated parking space.

Lease details & outgoings:
Lease: 111 years remaining.
Service Charge: £3,276 per annum
Ground Rent: £230 per annum







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 direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.









Approximate Gross Internal Area
57.72 sq m / 621.29 sq ft

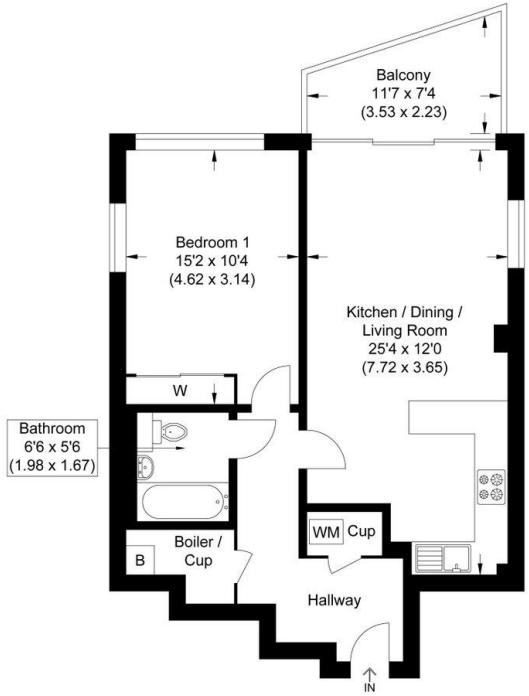
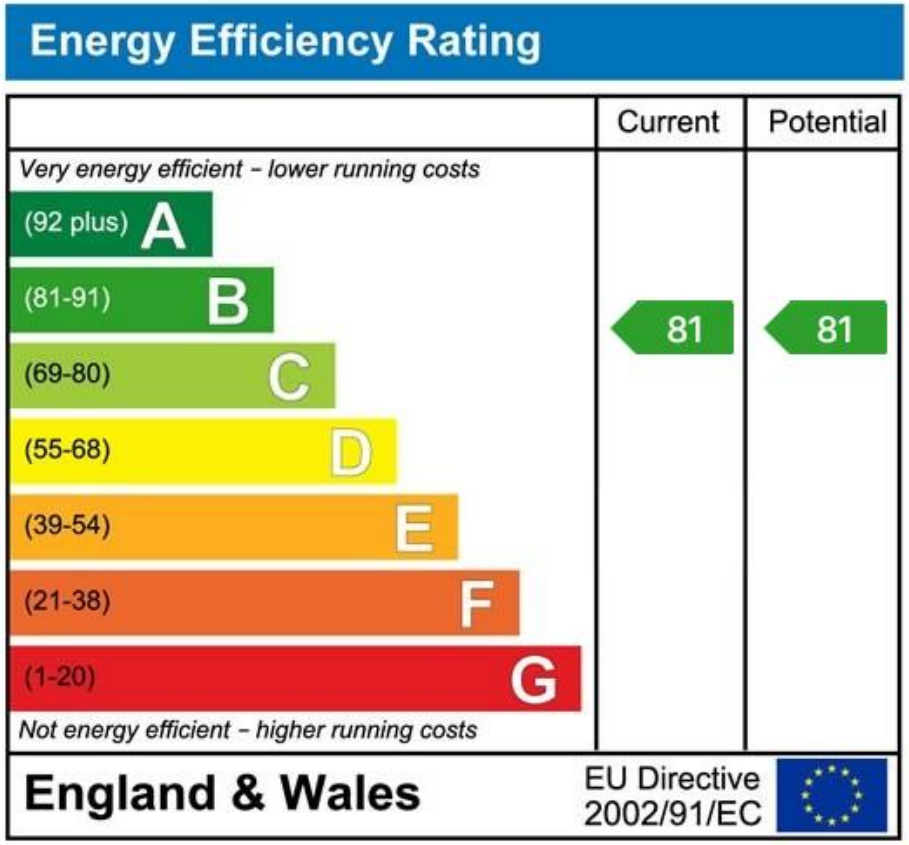


Illustration for identification purposes only, measurements are approximate, not to scale.



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: B
2026/2027: £1,985.15.

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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