

**sansome
& george**

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Flat 3, Baily Park Way, Newbury

Newbury

Guide Price **£220,000**

Flat 3

Baily Park Way, Newbury

Sansome & George - Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210,000 - two bedroom apartment offers contemporary living in a desirable location. Upon entering, you are welcomed by a spacious entrance hall that provides access to all principal rooms. The open-plan fitted kitchen and living room create a bright and inviting space, ideal for both relaxing and entertaining. The modern kitchen is equipped with integrated appliances and ample storage, seamlessly blending with the comfortable living area. The apartment features two bedrooms, with the principal bedroom benefiting from a en-suite shower room for added privacy and convenience. The second bedroom is also generously sized and can easily accommodate guests or be used as a home office. A sleek, modern bathroom with quality fixtures serves the remainder of the apartment. Tasteful décor and high-quality finishes are evident throughout, offering a sophisticated yet homely atmosphere. The property further benefits from double glazing and efficient heating, ensuring comfort all year round. This apartment is perfect for professionals, couples, or small families seeking a modern home with well-designed interiors. Early viewing is highly recommended to fully appreciate the quality and comfort this property has to offer.

Lease length of 110 years approx

Service Charge - £3,666 p/a

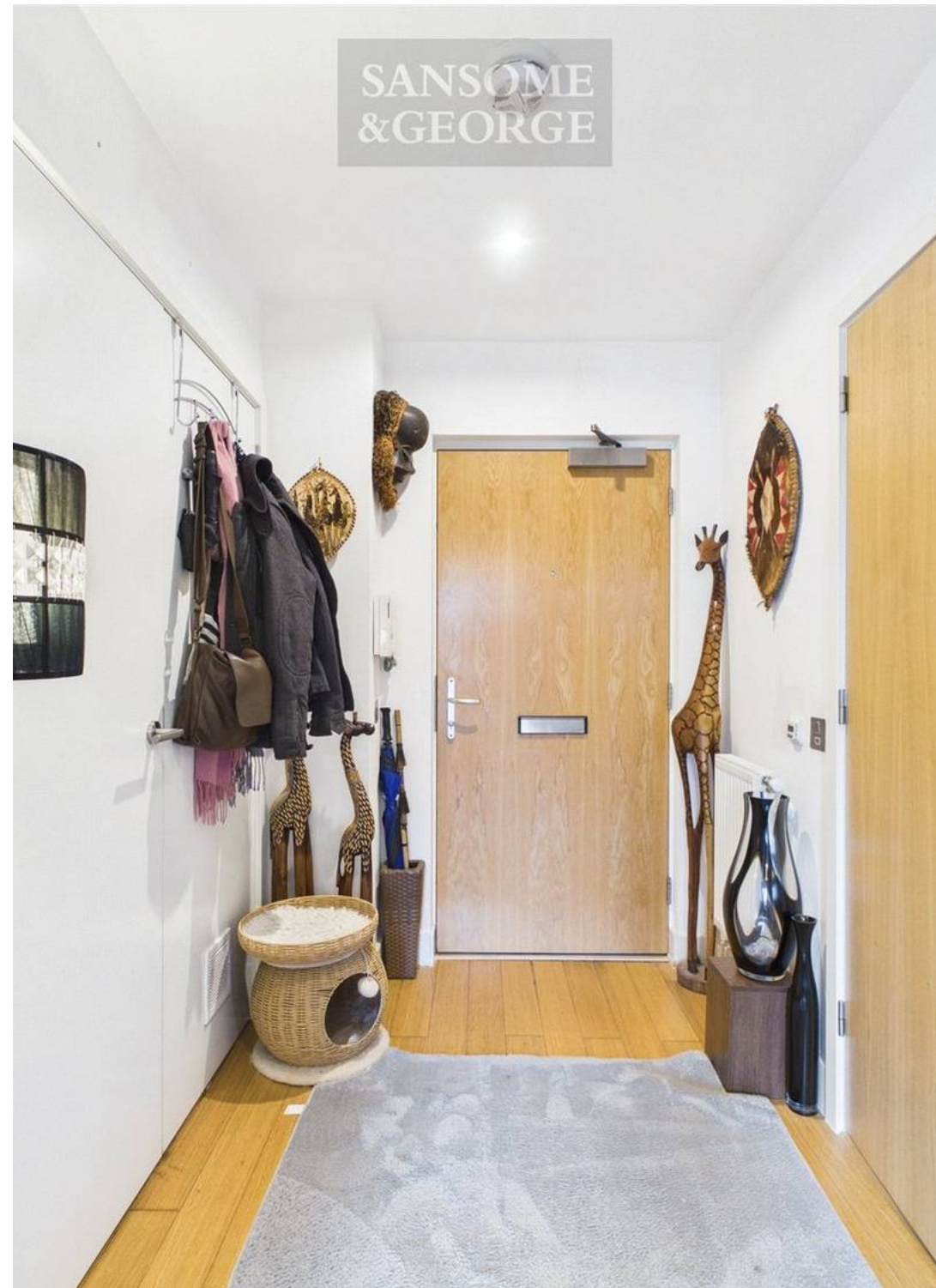
Ground Rent - £330 p/a

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



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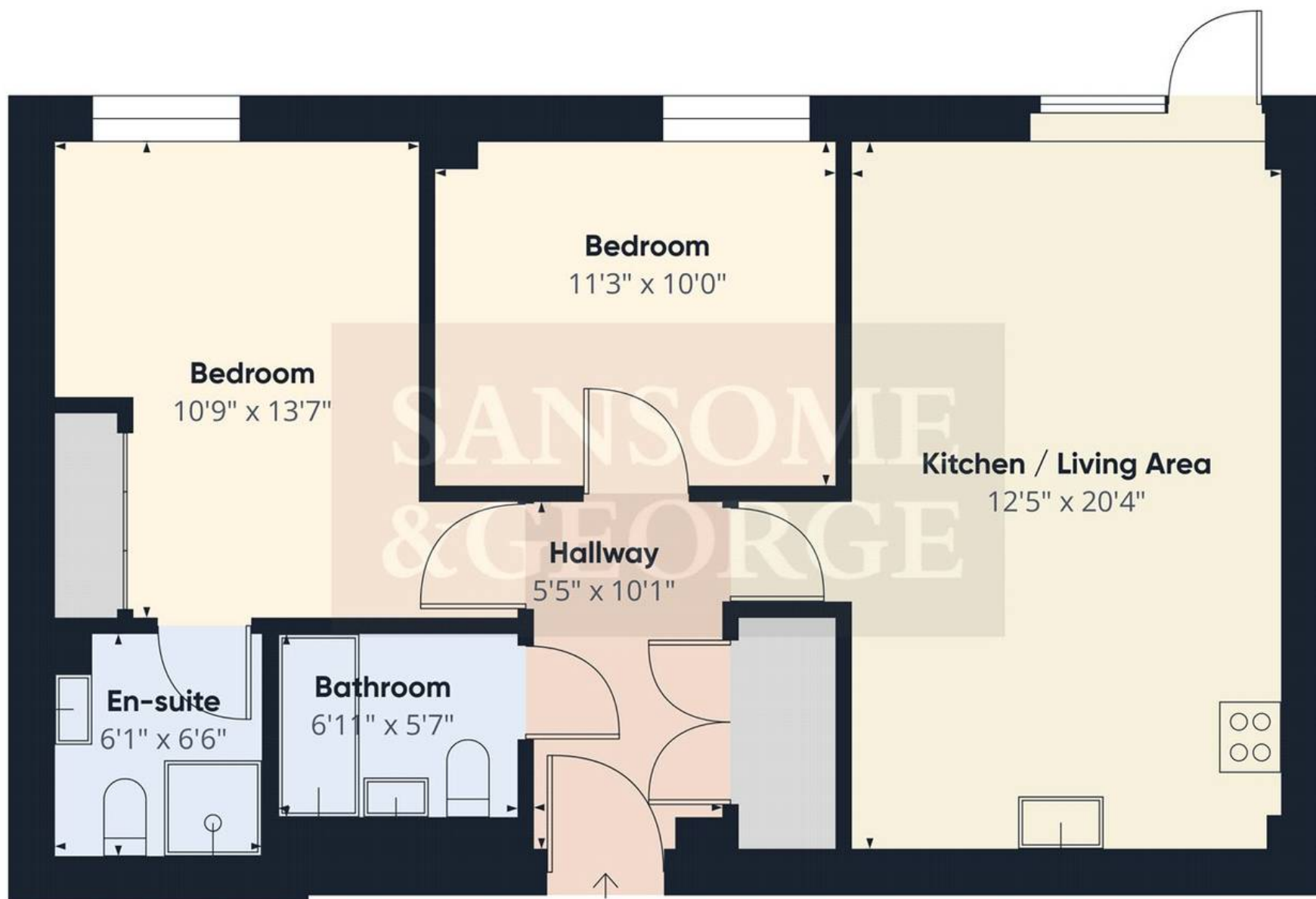
Baily Park Way, Newbury

- 2 Bedroom apartment
- Fitted Kitchen / Living room
- Entrance hall
- Bathroom
- Bedroom 1 with En-suite



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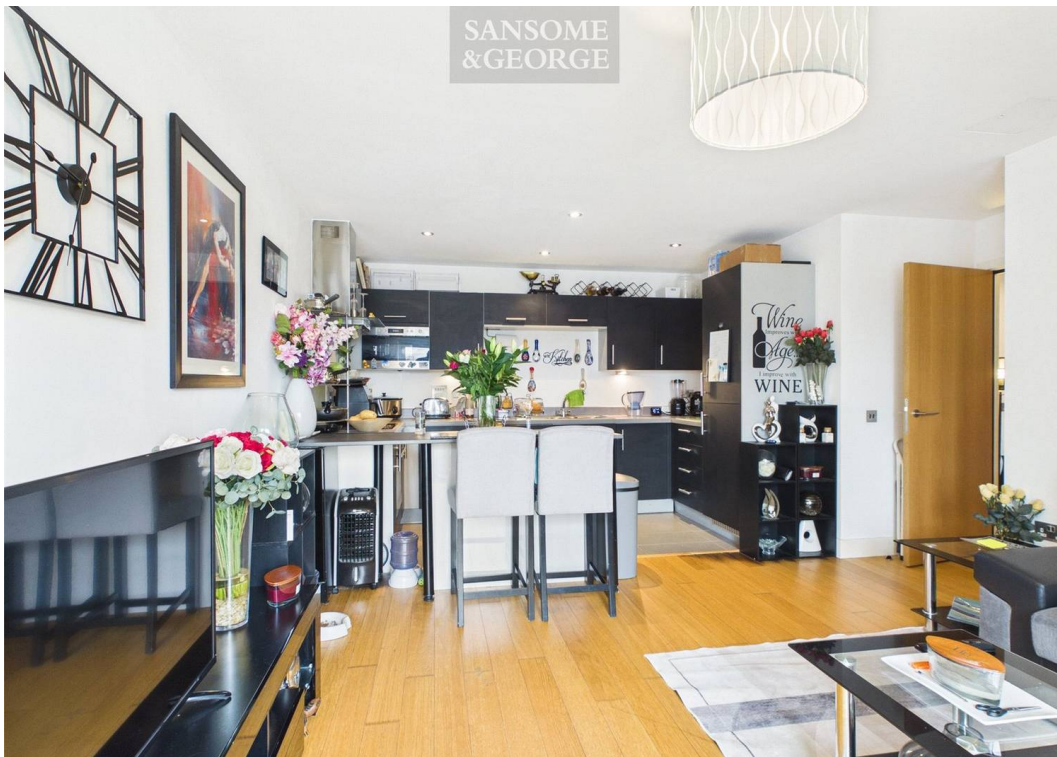
Approximate total area⁽¹⁾
689 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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