



Flat 81, Baily, Park Way, Newbury RG14 1EF
Price: £350,000

Features.

-  1
-  2
-  2

NO ONWARD CHAIN

Description.

Located in the town centre with far reaching views across Victoria Park and beyond is a large two bedroom maisonette with huge wrap around balcony to two sides. The property is approximately 940 sq ft inside and the balcony measures approximately 450 sq ft which gives the property a lovely sense of space. Locally the mainline rail station is a short walk away and access to the A34 and M4 is easy.

The spacious accommodation consists of lift, own front door to hall, large open plan kitchen/dining/living room, master bedroom with en-suite and built-in wardrobes, second double bedroom with built-in wardrobes and family bathroom. Benefits include allocated undercover parking, video security entry system, gas-fired central heating, and double glazing.



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. Newbury also has a mainline train station with services direct to Reading and London Paddington.

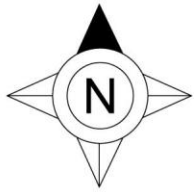
Lease details & outgoings:

Lease: 110 years remaining. .

Service Charge: £1,234.00 per quarter.

Ground rent: £330.44 per annum





Approximate Gross Internal Area
87.46 sq m / 941.41 sq ft
Terrace Area 42.16 sq m / 453.80 sq ft

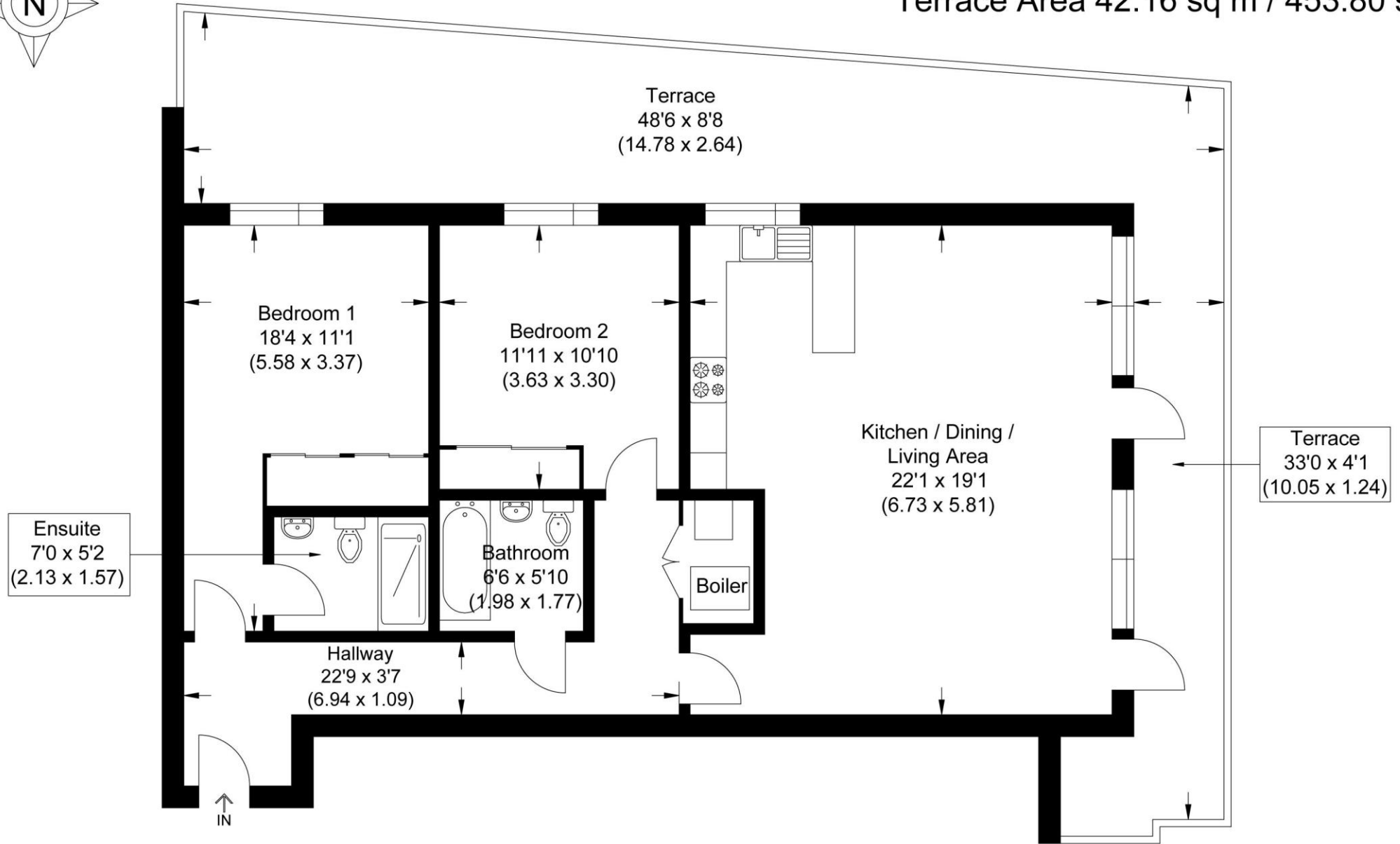
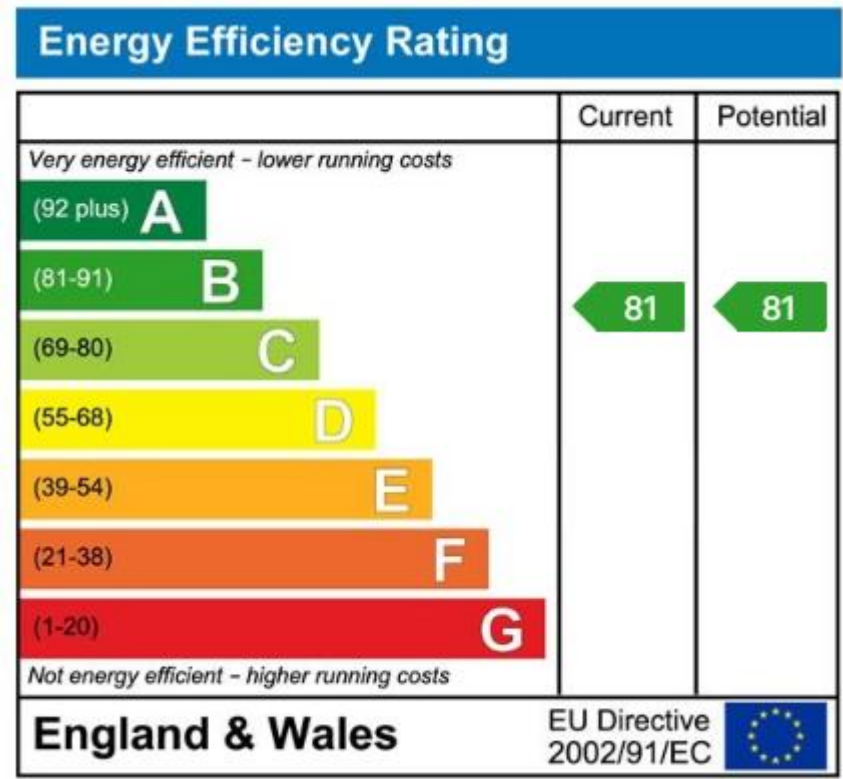


Illustration for identification purposes only, measurements are approximate, not to scale.



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: D
2024/25 £2,425.72.

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.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk