



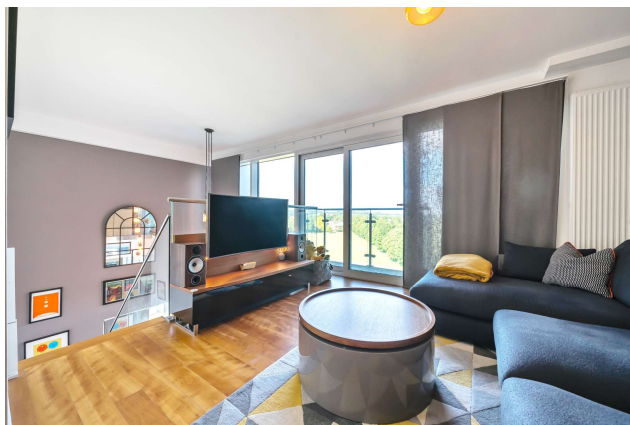
39 Baily, Park Way, Newbury, RG14 1EF

A beautifully presented DUPLEX apartment, located in Newbury town centre, with views across Victoria park.

As you enter this fabulous apartment, you're greeted by a large entrance hallway with a generous storage cupboard to your left. There are two double bedrooms. The master bedroom has a newly fitted en-suite comprising of white tiling and black accents throughout. There is also a fitted wardrobe and a fantastic sized balcony, overlooking your private garden alongside Victoria park. The second bedroom also benefits from a large built in wardrobe. The family bathroom consists of a shower over the bath, neutral tiling and built in storage. Both bathrooms have an added bonus of heated towel rails and demisting mirrors.

Similarly to the master bedroom, the mezzanine living area has a generous balcony and gorgeous views over Victoria Park. From here, stairs take you down to the open kitchen/dining space, with a double floor-to-ceiling window overlooking the park. The dining area has been equipped with clever storage and seating areas to admire the view all around. The kitchen is modern and benefits from an island/breakfast bar. Most of the kitchen is fitted with the fridge, freezer, dishwasher, induction hob, oven, microwave and coffee machine all being integrated. Another addition to the kitchen is the boiling water tap and in-sink waste disposal. There are doors leading onto the third balcony.

From the dining area, there are doors leading onto the amazing, PRIVATE garden terrace. This area is patioed with plenty of space for garden furniture to enjoy the views over Newbury.



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AT A GLANCE

Duplex Apartment
Open Plan Kitchen/Diner
Private Garden
Three Balconies
Two Double Bedrooms
Newley Fitted En-Suite
Built In Storage
Boiling Water Tap
In-Sink Waste Disposal

UTILITIES

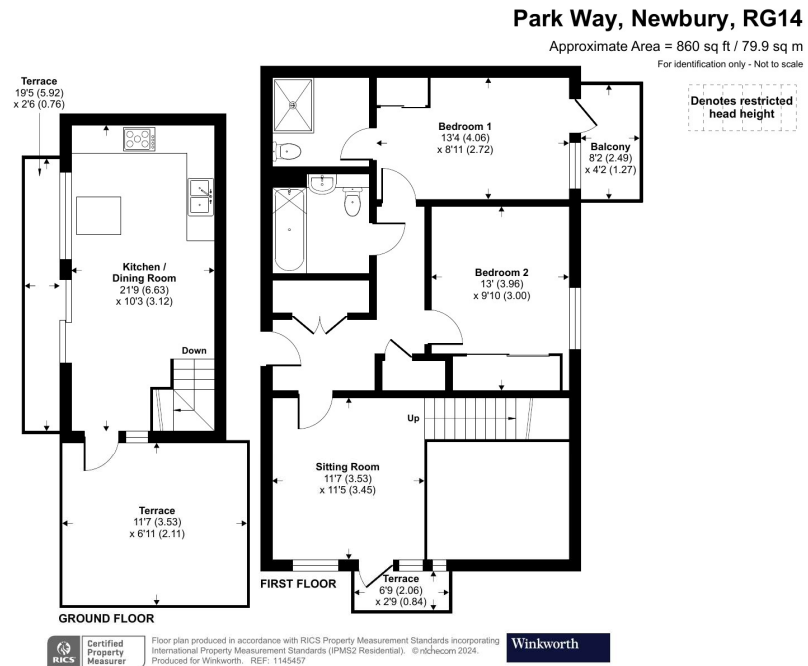
All mains services are connected. The property operates on gas-fired central heating and benefits from double glazing throughout. The flat is wired for satellite TV and there is an ultrafast broadband connection available. There are no known mobile coverage issues.

SITUATION

The property is situated in the heart of the Newbury town centre. You are a stones throw from Parkway shops and Victoria park. Newbury train station is a 10 minute walk away.

DIRECTIONS

What Three Words [///leads.bucks.with](https://www.what3words.com/leads.bucks.with)



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