



32 Baily, Park Way, Newbury, RG14 1EF

Winkworth



32 Baily

Park way, Newbury, RG14 1EF

A luxury two bedroom apartment in a prime town centre location with views across Victoria Park.

This spacious apartment offers all the ease of exclusive town centre living whilst also offering privacy and exclusivity. Situated via lift access on the Parkway Development its situation is peaceful and leafy and it has its private balcony, perfect for an evening drink in the summer. There are good quality fittings including a stylish kitchen with integrated appliances, good quality wood flooring and a smart walk in shower room. The living space is very sociable and open plan with patio doors to the balcony with the superb views over Victoria Park. There are two double bedrooms with the master offering an ensuite.

The flat comes with one allocated parking space.

EPC C
Council Tax Band C

AT A GLANCE

- Open plan dining/living room
- Views across Victoria Park
- Modern Kitchen with built in appliances
- Two double bedrooms
- Master with ensuite
- Bathroom
- Balcony
- Allocated Parking

UTILITIES

Mains water, electricity, drainage.

Gas fired central heating

West Berk Council Band C

EPC C

DIRECTIONS

For Satnav use RG14 1EF

What Three

Words///feels.career.haven

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.

LEASEHOLD DETAILS

112 year lease.

Ground rent: £250

Service charge: £3431.20 per annum paid in quarterly instalments

Block managers; First Port

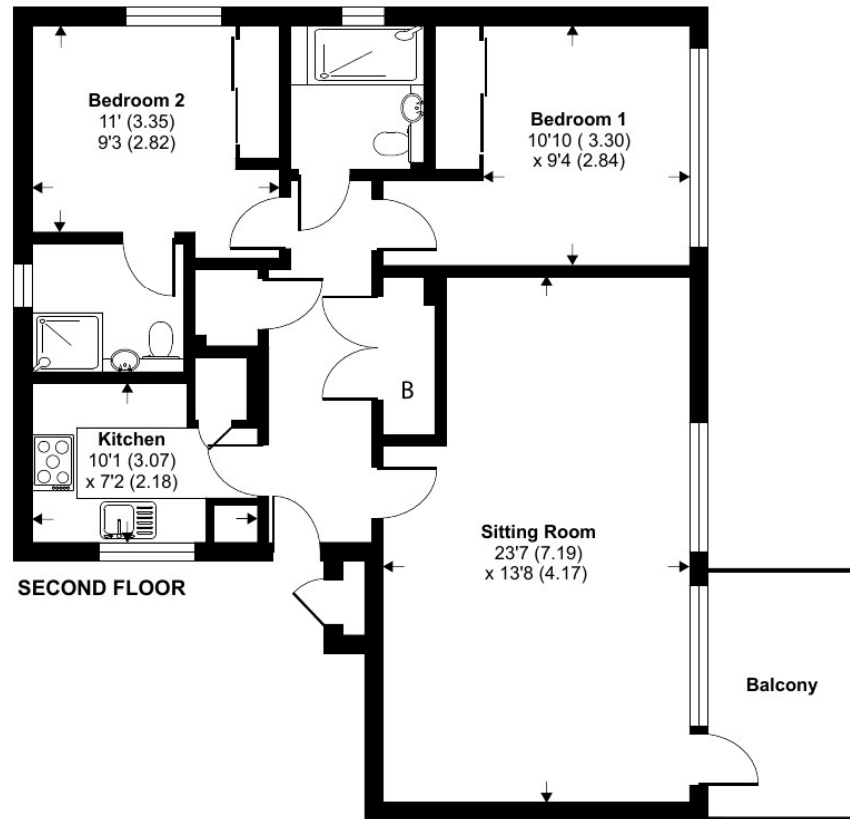
A copy of the lease is available on request.



Park Way, Newbury, RG14

Approximate Area = 861 sq ft / 79.9 sq m

For identification only - Not to scale



Newbury Office

43 Northbrook Street, Newbury, Berkshire RG14 1DT

01635 552552 | newbury@winkworth.co.uk

winkworth.co.uk/newbury



See things differently.