

LEASEHOLD GUIDE PRICE
£299,950
71 Baily Park Way
Newbury, RG14 1EF



A beautifully presented apartment situated on the podium level of this modern development in the heart of Newbury.

- Town centre location
- Central heating and double glazing
- Undercroft parking
- Lift & stairs to podium level
- Secure entrance
- Open plan reception room/kitchen
- Integrated appliances
- 2 Double bedrooms
- Master bedroom with Juliet balcony
- Balcony overlooking the roof top gardens



LOCATION

Baily Park Way is situated right in the heart of Newbury Town Centre overlooking Victoria Park within easy reach of the high street shops and railway station. As well as being home to Newbury Racecourse, the town offers a comprehensive range of shopping, leisure and educational facilities. Newbury is the headquarters of Vodafone UK and offers a railway station on the direct line to London Paddington. There are also excellent road links via the A34 and M4 motorway, a convenient commute for those working in Reading, Oxford, and Southampton.

DESCRIPTION

A beautifully presented apartment with a lovely feeling of light and space. The accommodation comprises reception hall, open plan reception room/kitchen leading to the balcony, master bedroom with Juliet balcony and fitted wardrobes, second double bedroom, separate bathroom. The property also offers gas central heating and double glazing.





OUTSIDE

The front of the property is approached via a pathway with a secure door entry system leading to the communal lobby with lift and stair access to all floors. The property is located on the Podium level where there are well kept roof top gardens. The apartment is accessed through the private balcony entrance and benefits from an allocated parking space.

SERVICES

All mains services are connected. Energy efficiency rating C.



71 Baily

Approximate Gross Internal Area = 69.8 sq m / 751 sq ft

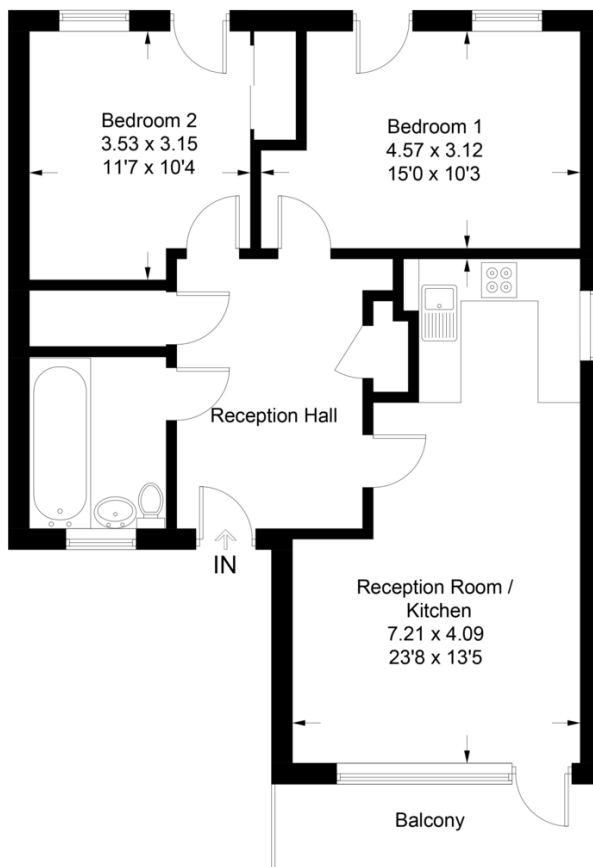


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID375717)



DIRECTIONS

From our offices in Bartholomew Street exit the town centre of the A339 heading north. At the Robbin Hood roundabout take the first left on to London Road, at the mini roundabout turn left on to Park Way where Baily can be found on your right hand side opposite Victoria Park.



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