



## Park Way, Newbury, Berkshire, RG14

£340,000 *Leasehold*



**\*\*NO ONWARD CHAIN\*\*** Stunning, modern 2 bedroom apartment in Park Way benefitting from views over Victoria Park and a private balcony, with underground parking.

Upon entering this lovely apartment, you are welcomed by a central hallway that provides access to all principal rooms and offers useful storage cupboards. To the left, the heart of the home unfolds into a bright and spacious kitchen/living area with stunning views over Victoria Park. This open-plan space is ideal for both relaxing and entertaining, with ample room for dining and seating, complemented by a well-appointed kitchen area with built in appliances.

The property benefits from two generously sized double bedrooms. The principal bedroom enjoys a comfortable layout with space for freestanding wardrobes and additional furnishings, as well as a generous dressing room and an en suite shower room. The second bedroom would be perfect as a guest room, home office, or nursery. There is also a family bathroom off the hallway.

The property has its own private balcony with views of Victoria Park, as well as one allocated underground parking space. The property is located on the second floor.

### KEY FEATURES

- 891 ft<sup>2</sup>/ 82.7m<sup>2</sup>
- 110 year lease remaining
- Two double bedrooms
- Master with Ensuite
- Dressing room
- Living/Dining/Kitchen
- Underground parking space
- Views over Victoria Park



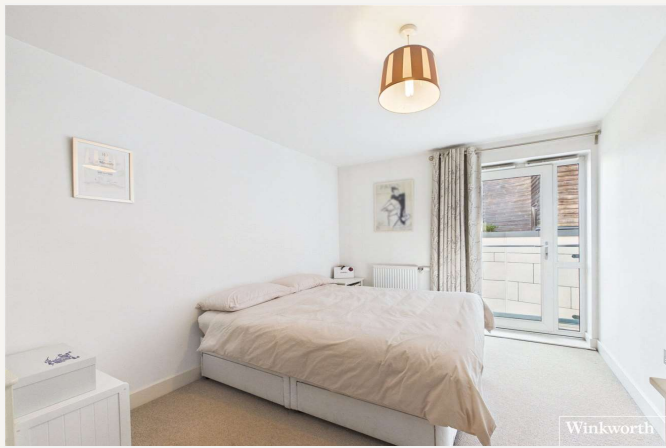
### Newbury

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## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 110 year and 0 months

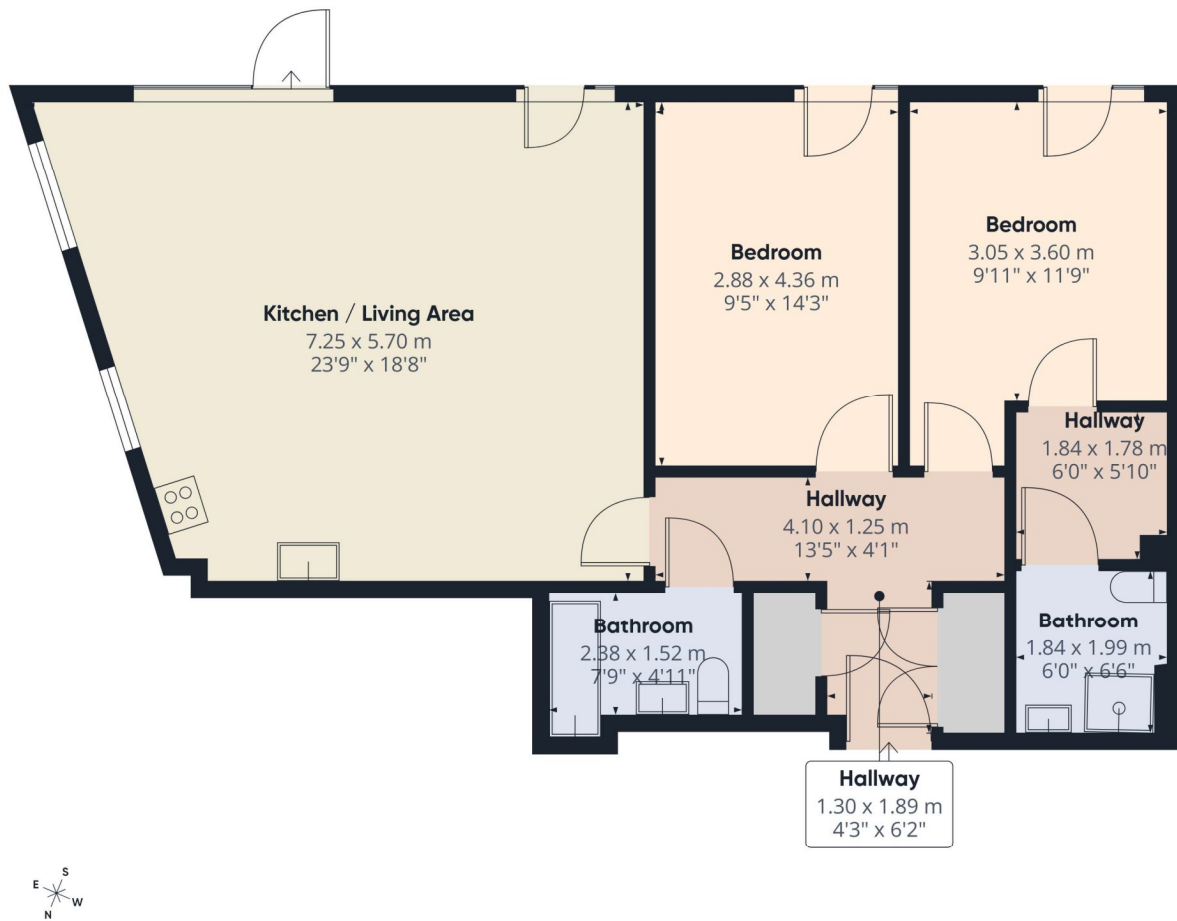
**Service Charge:** £4800 per annum

**Ground Rent:** £320 Annually (subject to increase)

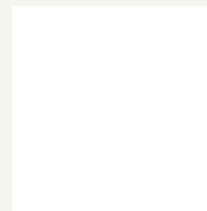
**Council Tax Band:** D

**EPC rating:** To be confirmed

The property is connected to all mains and operates on gas central heating. There is Ultrafast Broadband available in the area and there are no known mobile coverage issues.



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NEB250185>

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