



Park Way, Newbury, Berkshire, RG14

£295,000 *Leasehold*



NO ONWARD CHAIN 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 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. There is also a decked seating area outside the master bedroom that is perfect for enjoying the sun.

The flat comes with one allocated parking space.

The property offers a 5.6% rental yield.

KEY FEATURES

- ***NO ONWARD CHAIN***
- Stunning Views
- Two Bedrooms
- Livingroom
- Family Shower Room
- En-suite to Principle Bedroom
- Secure Parking

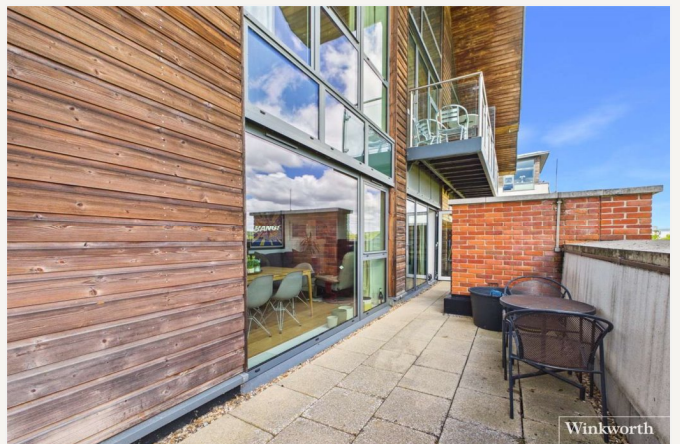


Newbury

01635 552552 | newbury@winkworth.co.uk

Winkworth

for every step...





MATERIAL INFO

Tenure: Leasehold

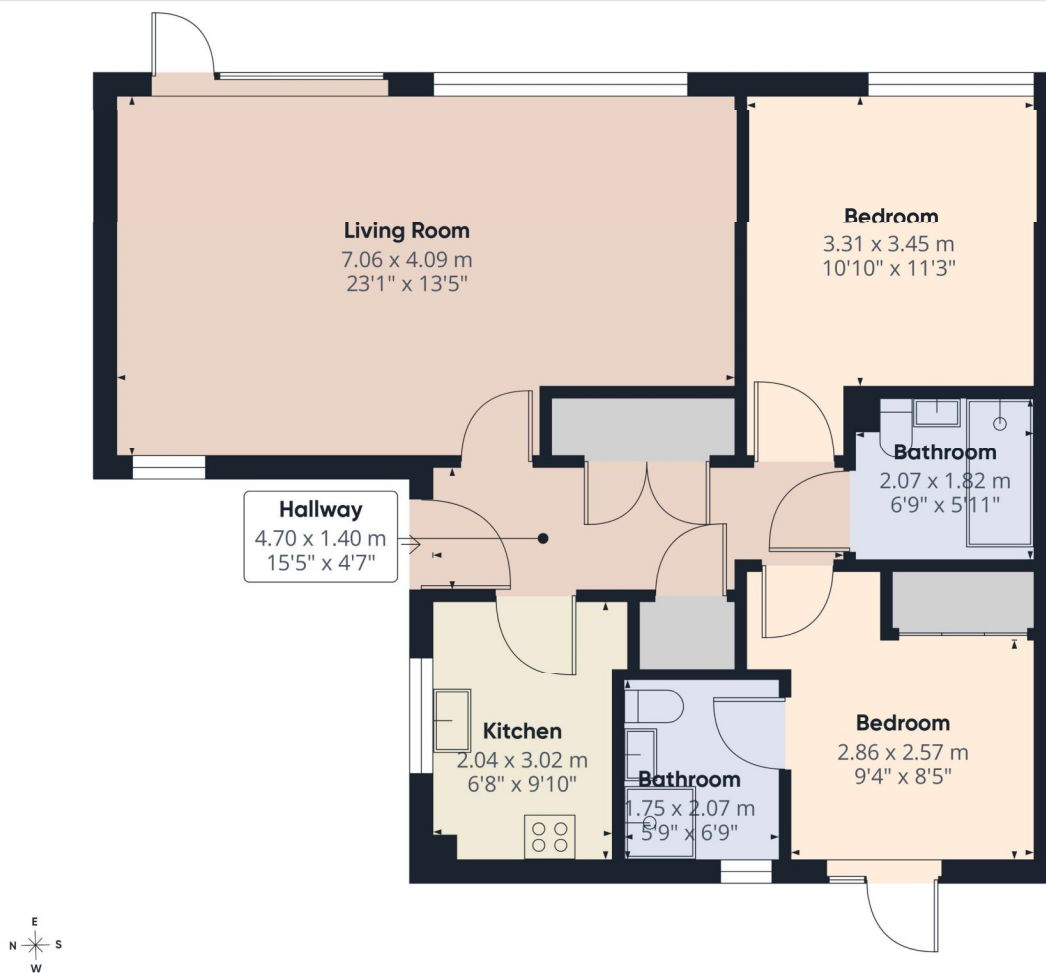
Term: 109 year and 6 months

Service Charge: £4330.44 per annum

Ground Rent: £330.44 Annually (subject to increase)

Council Tax Band: C

EPC rating: B



Approximate total area⁽¹⁾
73 m²
787 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/NEB260162>

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer. Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Newbury

01635 552552 | newbury@winkworth.co.uk

Winkworth

for every step...