



## 24 Baily Park Way, RG14 1EF

**A spacious apartment located at the heart of Newbury town centre.**

**\*NO ONWARD CHAIN\*** A spacious apartment located at the heart of Newbury town centre.

This apartment offers all the ease of exclusive town centre living whilst also offering privacy and excellent views over Victoria Park. Situated via lift access on the Parkway Development, the property benefits from gas central heating, uPVC double glazing, allocated parking in the underground car park and security-fob activated entrance system.

There are good quality fittings including a stylish kitchen with integrated appliances and good quality flooring throughout. The living space is very sociable and open plan featuring patio doors to the balcony with the superb views. There are two double bedrooms with the master offering an ensuite and a family bathroom.

### LEASEHOLD DETAILS

112 year lease.

Ground rent: £324 per annum

Service charge: £4,643 for 2024

Block managers; First Port

A copy of the lease is available on request.



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## 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 Electric  
Mains Water  
Mains Gas  
Ultrafast broadband connection available and no known mobile coverage issues.

## Situation

The flat is located just a short walk from Newbury town center, offering easy access to local shops, cafes, and restaurants. Newbury's main attractions, including the Kennet & Avon Canal, Victoria Park, and the Corn Exchange, are all within close proximity, while excellent transport links via the A34 and Newbury train station connect the area to nearby cities like Reading and London.

## DIRECTIONS

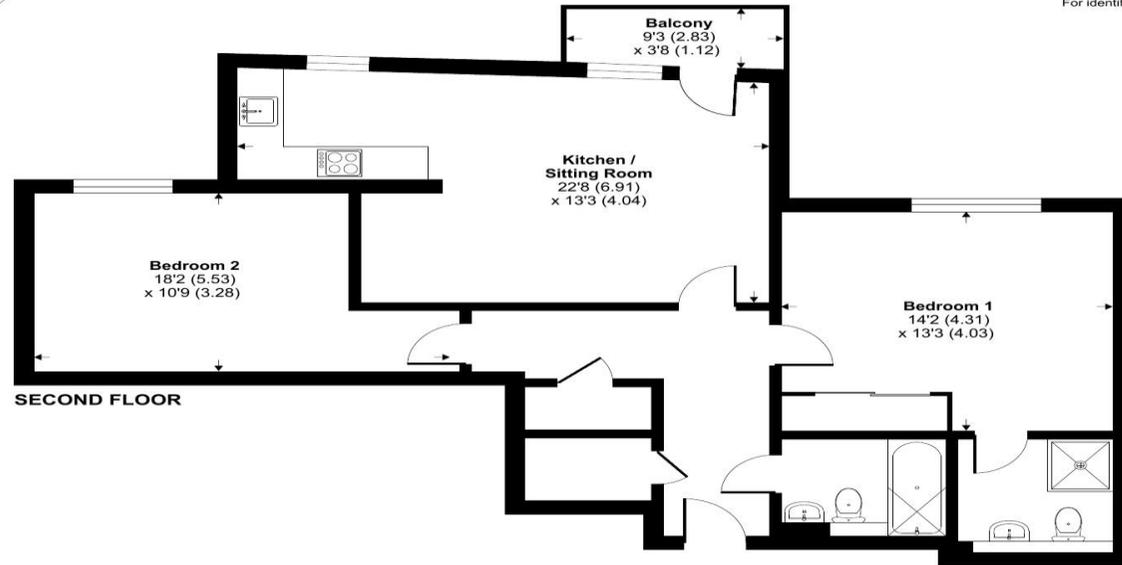
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## Baily, Park Way, Newbury, RG14

Approximate Area = 882 sq ft / 81.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Winkworth. REF: 1193236

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## Newbury Office

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# Winkworth

See things differently.