

1 PENTANGLE

PARK STREET • NEWBURY



BLACK CYGNET

1 PENTANGLE PARK STREET

NEWBURY

A small development of only 8, high specification flats which have been completed to a phenomenal standard, located in the heart of Newbury town centre benefitting from Help to buy

Covering 4245 square feet of beautifully presented space arranged over 3 floors.



Hallway

Each flat will have a video entry phone system for guests to contact from the front entrance door with electric release.

Kitchen/Living

The kitchens have been individually designed, there are fully integrated Zanussi appliances including a single oven, hob, fridge freezer, dishwasher and microwave. Each Kitchen/Living area will have a DAB radio system and wall mounted speakers which can be linked via Bluetooth. There will also be a pre-plumbed space for a washing machine in the utility store cupboard.

Bathroom

Each main bathroom will contain; Lavatory, Vanity Sink, Tap, towel radiator and Shower over bath, bath screen and a triple shower valve (shower head, flexi-hose and bath filler). Hudson Reed shower mixers and taps.

Flooring

Oak engineered flooring will be used throughout the hallway and kitchen/living rooms, the bedrooms will be carpeted and the bathrooms will have Revel Pearl tiles which will be used on the floor and also on the walls behind the sink and shower.

Lighting

Single low energy LED spotlights will be spaced throughout, with the addition of illuminated mirror cabinets above the sink in each bathroom and pendant lighting in the kitchen where breakfast bars are incorporated.

Heating

Please note that some of the flats will have electric heating and others will be on mains gas.

Electric heating

- Heat cylinders will heat water
- Electric panel radiators
- Electric towel bathroom radiators
- The heating system will be controlled via programmable thermostats on each radiator

Gas heating

- Combi boilers will power the water and heating of the flat
- Wet radiators
- Wet towel bathroom radiators
- The heating system will be controlled by a Nest WIFI thermostat

Internal Communal areas

- Floors and stairs will be carpeted
- Emergency wall lighting will be placed on the stairwells
- Landings and corridors will have spotlights
- All lighting in communal areas will be run on PIR sensors

External Communal areas

- Each unit will be allocated one parking space.
- There will be a bicycle storage unit and bin store.



125 year lease

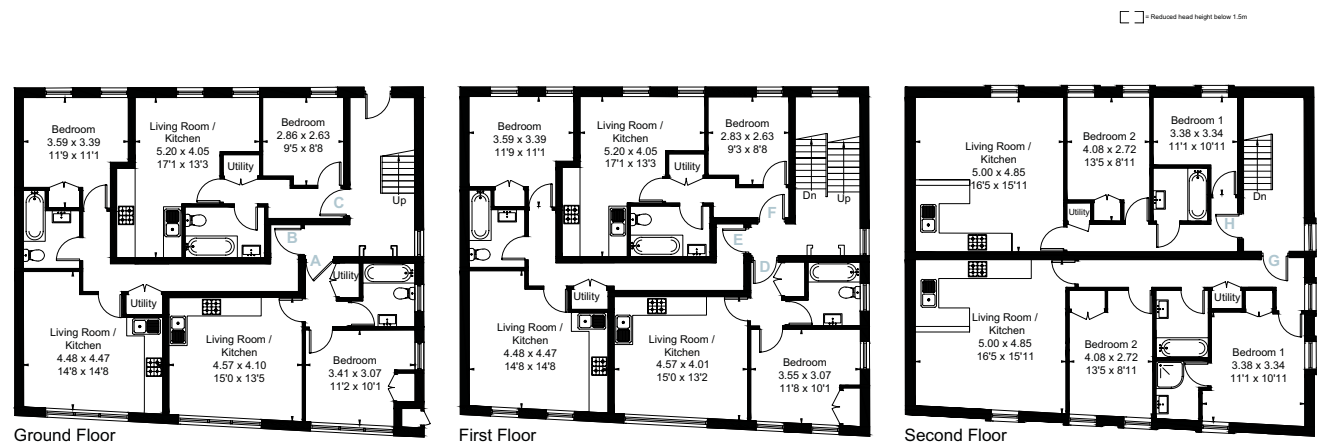
Ground rent will be 0.1% of sale price – paid per annum

Service charge will be on an ad hoc basis dependant on the proportion of area of the flat to the total floor area

Please note; these specifications are a guideline and subject to change.

Local Information

- Park Street is ideally situated within the heart of Newbury town centre. Just a short walk to the shops, Victoria Park and train station.
- The M4 (J13) is just 3 miles away, providing access to the West Country, London and its airports.
- Newbury Station is only half a mile away and there are regular services to Reading and Paddington. Paddington taking approximately 1 hour.
- Crossrail services from Reading: From December 2019, two Elizabeth line trains an hour (four an hour at peak time) will allow passengers to travel right through central London without having to change trains.
- There are a wide range of schools within the area including St. Johns, St. Nicolas Church of England and St. Josephs catholic primary schools and St. Bartholomews secondary school.



HELP TO BUY

- Help to Buy is a government backed scheme to help working people buy a new home. The government provides an equity loan of up to 20% of the cost of your new home (interest free for the first 5 years) so you only need to find a 5% deposit and obtain a 75% mortgage from a lender. Help to Buy equity loans are available to both first-time buyers and home movers wishing to buy brand new homes, subject to Help to Buy T&C's.
- For more information about Help to Buy, visit www.helptobuy.gov.uk



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.