



URBAN LIVING in touch with nature



Welcome to Park Reach

Situated in the heart of Newbury, Park Reach is a brand-new architect designed scheme of fourteen high quality private apartments spread over three floors.

The development features a range of one and two bed apartments with a high specification finish and urban convenience most suited to the discerning owner occupier.

Park Reach includes its own allocated parking with a second space available to some apartments. The development features excellent energy efficiency including a large roof mounted solar array that will power the building and provide electricity to the onsite car charging points.

The development has a low maintenance design and is being sold with a share of the freehold such that there will be no ground rent and minimal service charge.

Park Reach is situated within a few minutes' walk of the main shopping and commercial area that has many good restaurants and cafes as well as stores such as John Lewis and Waitrose.

The town is well placed geographically on the gateway to the Thames Valley and has an abundance of good schools and recreation options including the renowned Newbury Racecourse which is a short walk from Park Reach.

Commuters will benefit from excellent road access to Oxford, Reading, London, Bristol and the South Coast and there is a frequent and direct service connecting the town to London Paddington in around fifty-five minutes from the nearby train station.

www.parkreach.co.uk



14 Stunning 1 & 2 Bedroom Private Apartments





The Feltham Difference

Developing Excellence

We are proud to present our latest Newbury scheme which is designed to embrace the best in traditional construction and modern technology in this wonderful and rarely available town centre location.

We have always maintained a strong commitment to quality and long-term relationships and our mission is simply that our apartments are amongst the best built in this locality. We have drawn on all of our 46 years of experience to make sure this is the case and we hope you appreciate the Feltham difference.

This building embraces modern living with its light and airy open plan living spaces, first rate energy and acoustic performance and stylish architecture.

We are committed to our future and have provided a combination of grid and solar electrical power with on-site car charging and excellent building insulation levels.

You can expect an excellent buyer experience thanks to our dedicated sales and after sales teams who will deal with your every concern and desire.

We are also supported by FirstXtra of Newbury who are able to deal with all of your funding needs and are able to work with us, as Help to Buy partners to secure funding on terms that work for you.

www.parkreach.co.uk



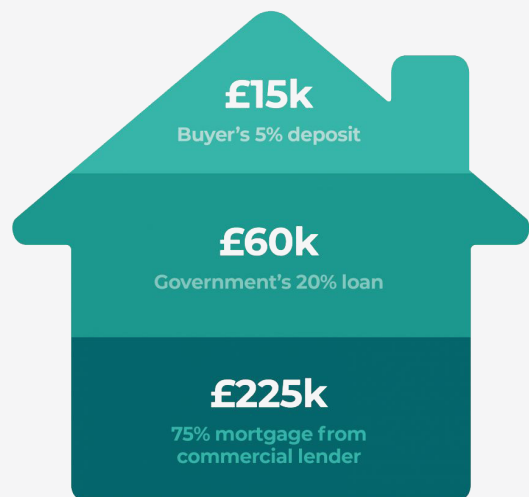


Newbury Highlights





£300k
Example
House Value



Help to Buy

Help to Buy is a scheme backed by the government designed to help first time buyers or existing home owners to move up the property ladder.

Help to Buy scheme is known as an 'Equity Loan' and is available in England, Wales and London.

Help to buy allows you to buy a new home perhaps sooner than you think.

- 1) You only need a 5% deposit
- 2) The Government loans you up to 20% of the value of the properties (a big boost to your deposit)
- 3) The loan is interest-free for five years, making your dream home more affordable.
- 4) You only need to secure a 75% mortgage and this usually costs for less than a higher loan to value mortgage

There are a range of competitive mortgage rates available with this scheme, so it's worth comparing lenders to find the best deal.

Park Reach Qualifies:

Feltham are a registered provider of Help to Buy and as such all our properties at Park Reach can benefit from the scheme.

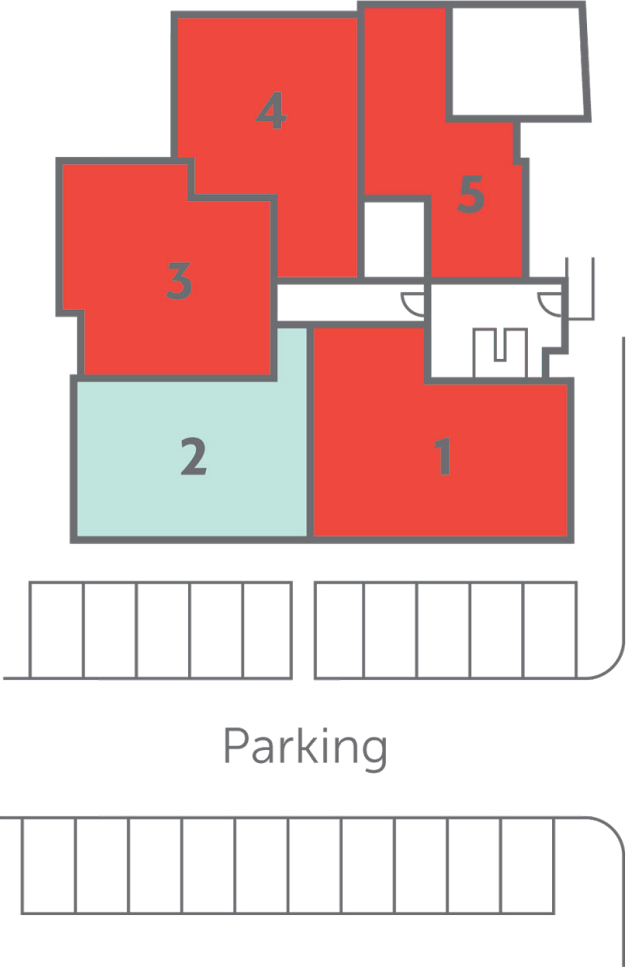
There are a few important conditions:

- 1) The home you buy must be your only residence
- 2) The scheme isn't available for buy-to-let investors
- 3) The scheme isn't available to those who will own any other property after completion

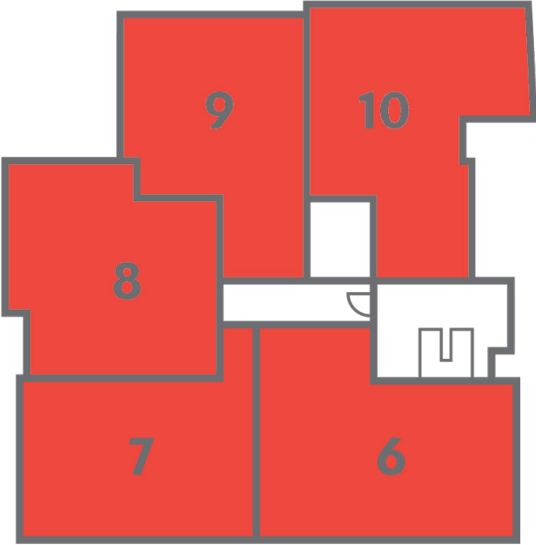
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Apartment Locator

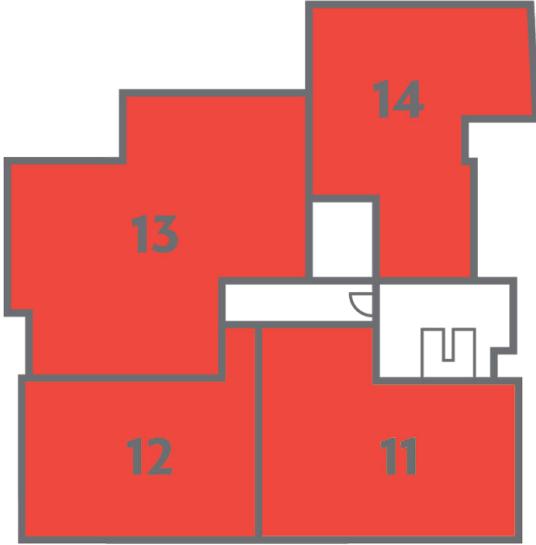
Ground Floor



First Floor



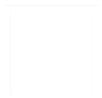
Second Floor



Sold



Available



To Be Determined



Apartment 2

Ground Floor





Apartment 2

Ground Floor

Living / Kitchen / Dining

5.15m x 5.61m 16' 11" x 18' 5"

Bedroom 1

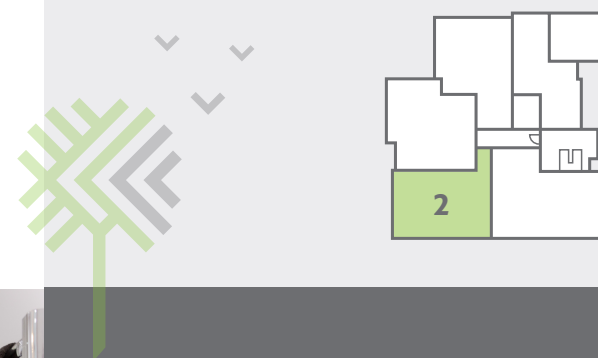
3.48m x 3.42m 11' 5" x 11' 3"

Bedroom 2

2.63m x 3.66m 8' 8" x 12' 0"

Bathroom

2.23m x 1.75m 7' 4" x 5' 9"





Development Highlights*

- Wonderful town centre location
- Large open-plan living spaces
- Share of Freehold included
- No ground rent and low service charge
- Private parking with two spaces provided to select units
- Solar powered commons and car charging
- 100% private development
- Low maintenance building fabric
- Velfac aluminium composite windows
- Solid core doors
- Modern handleless kitchen with solid surface worktop
- Quality Integrated appliances included
- Designer vanity bathrooms
- Choice of flooring and finishes **
- USB charger points
- Underfloor heating with full room control
- Mirror finish wardrobes included
- Covered bike storage

* Please request a full specification before purchase

** Early purchasers only. Costs may apply

Location

St Marys Road, Newbury, Berkshire, RG14 1LA





Contact Us

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A Feltham Group Company

Carter Jonas



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