



D
DOWNER & CO

TRUSTED SINCE 1988

7 Marshalls Court
Speen, Newbury
RG14 1RY

£250,000



Immaculate Modern Ground Floor Two Bedroom Over 55's Maisonette

Features.

- NO ONWARD CHAIN
- Modern and well presented
- Ground floor
- Own front door
- Two bedrooms
- Direct access to stunning communal gardens
- Care alarms
- Site manager
- Local shops, gastro pub
- Lease: 999 years from December 1984
- Service charge: £266 per month



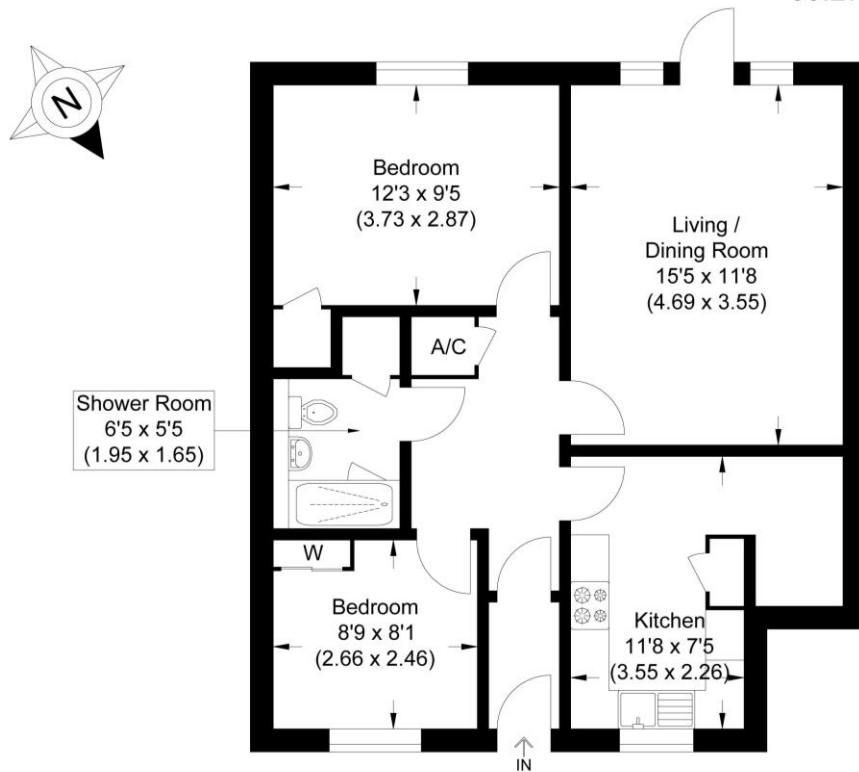


Description.

NO ONWARD CHAIN. Rarely available to the market is this immaculately presented, modern ground floor two bedroom over 55s maisonette with direct access to the stunning communal gardens. It is within easy reach of the A34/M4 junction, local shops, gastro pub and town centre. The maisonette forms part of a small, highly regarded development of similar properties.

The accommodation consists of own front door, lobby, internal hall, smart kitchen, living/dining room with door to the garden, master bedroom with built-in wardrobe, further bedroom with built-in wardrobe, and bathroom. Benefits include upvc double glazing, electric heating, monitored care alarms, communal laundry, communal lounge, two guest bedrooms, coffee mornings and other events from time to time, and private unallocated parking. There are mature and well kept communal gardens and a manager who is available on site for a few hours every day.

Approximate Gross Internal Area
60.27 sq m / 648.74 sq ft



Location.

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.

Illustration for identification purposes only, measurements are approximate, not to scale.



EPC: C

COUNCIL TAX BAND: C

TENURE: LEASEHOLD

For more information on this maisonette or to arrange a viewing please call the office on:

01635 523777

Alternatively, visit our website below to view all of the details of this property online.

www.downer.co.uk

Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

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