



DOWNER & CO

TRUSTED SINCE 1988

8 Maplespeen Court, Newbury RG14 1NL
Price: £450,000

Features.



Description.

Impressive Grade 2 listed, first floor, two double bedroom conversion offering a wealth of character and charm, ideally situated within walking distance of the town centre and Northcroft Park.

The spacious accommodation comprises security entry system, communal entrance lobby, own entrance, hall with high ceilings and curved archway, kitchen, stunning living/dining room, master bedroom with a large curved wall with four sash windows enjoying roof/treetop views, en-suite shower room, further double bedroom and bathroom with roll-top bath. Benefits also include allocated off-road parking, additional visitor spaces, well maintained communal gardens and cellar storage space which is accessed from the rear of the building. Viewings highly recommended.

Lease: 997 Years remaining with Share of Freehold.

Service Charge (Including Ground Rent): £2,860.60 per annum.



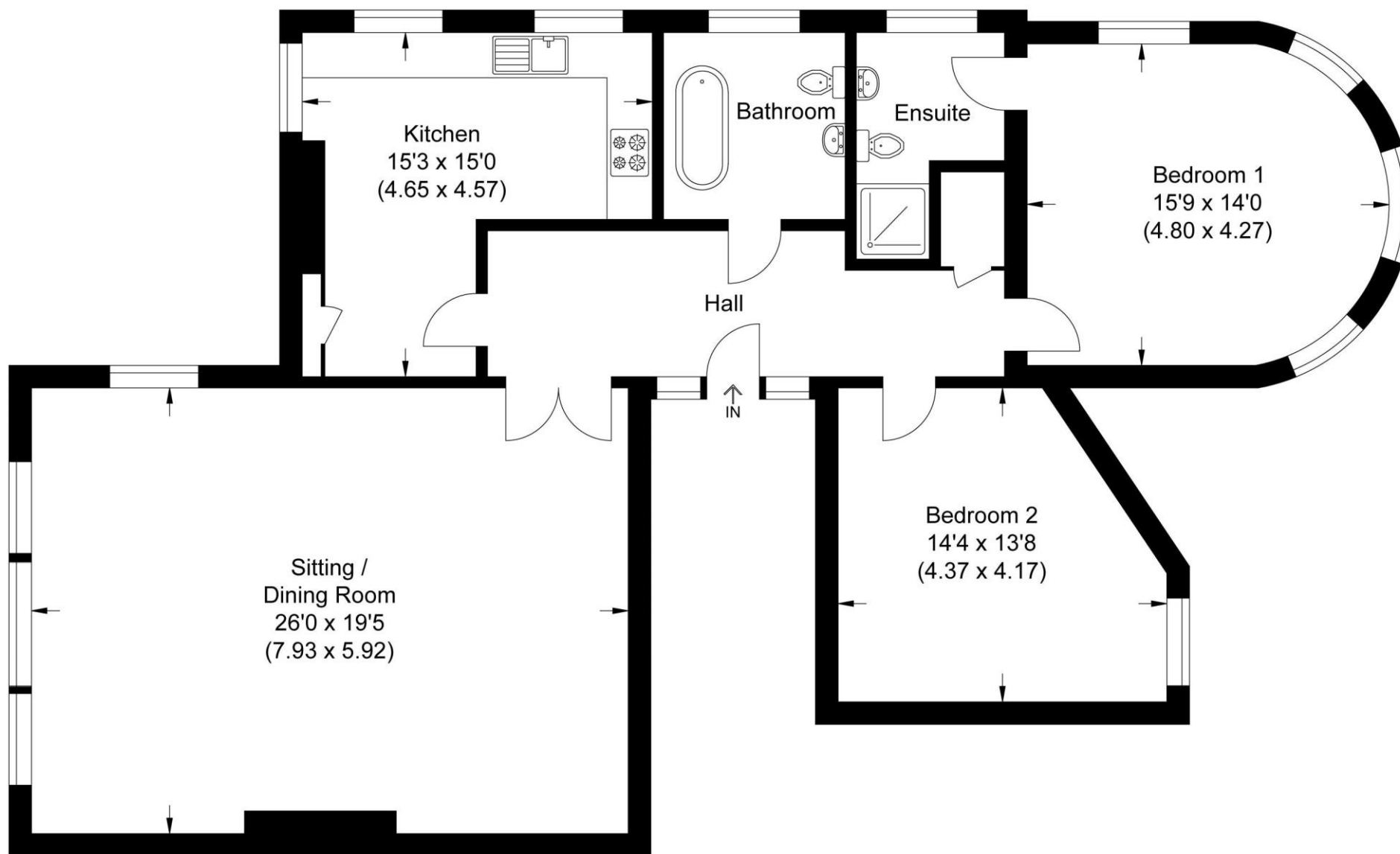
Location.

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. Newbury also has a mainline train station with services direct to Reading and London Paddington.



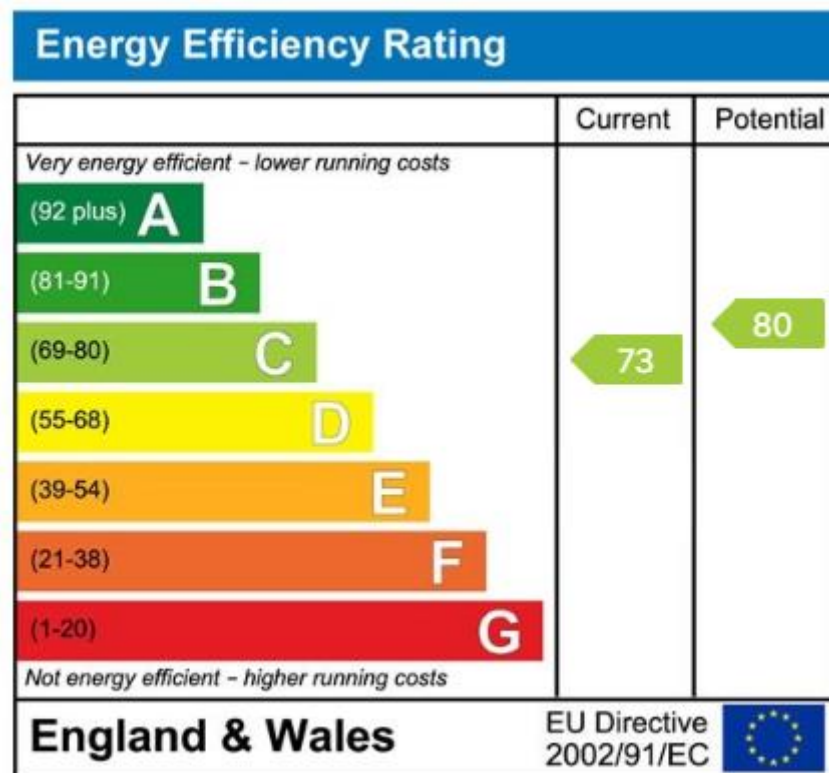


Approximate Gross Internal Area
127.50 sq m / 1372.39 sq ft



First Floor

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



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.

EPC: C

COUNCIL TAX BAND: E
2025/2026: £2,964.77.

TENURE: LEASEHOLD

For more information on this property or to arrange a viewing please call the office.

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

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk