



The Old Joinery Ayres Lane, Burghclere, Newbury, RG20 9HG
01635 242040

lettings

Marshalls Court

£1,225 Per month



2 Marshalls Court, Speen, Newbury, RG14
1RY

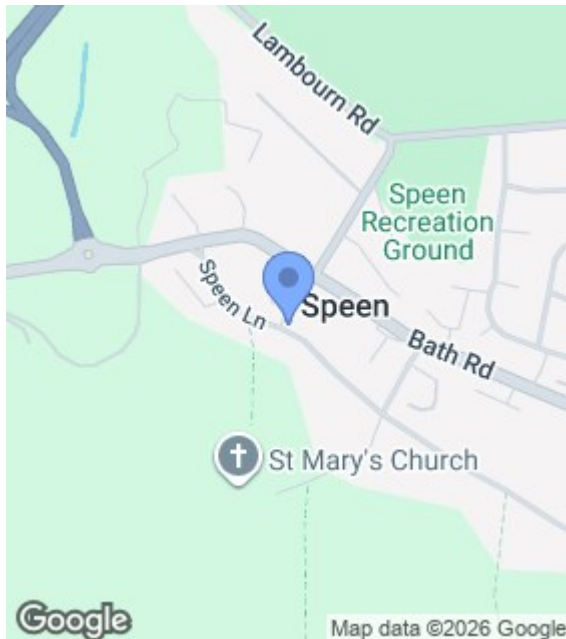


vw@wblettingsltd.co.uk | cb@wblettingsltd.co.uk | www.wblettingsltd.co.uk

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Nestled in the sought-after area of Speen, Newbury, this charming upper maisonette offers a delightful living space tailored for those aged 55 and over. The property spans an impressive 657 square feet, providing ample room for comfortable living. This maisonette is designed with practicality in mind, featuring a stairlift for added convenience, a level wet room, a call system and an onsite warden (not full time). There is an on site laundry and communal social area and gardens but the kitchen is equipped with appliances. Whether you choose to move in unfurnished or opt for part-furnished, the property allows for personalisation to suit your taste and lifestyle. With its prime location in Speen, residents can enjoy the tranquillity of the area while being just a short distance from the vibrant amenities of Newbury.



Lounge
Kitchen
Bedroom
Wet Room

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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