



DOWNER & CO

TRUSTED SINCE 1988

15 Maplespeen Court, Newbury RG14 1NL
Price: £299,950

Features.



NO ONWARD CHAIN

Description.

VERY RARE TO THE MARKET!
Smart two double bedroom ground floor apartment in this highly regarded development within easy walking distance of Waitrose, the town centre and Goldwell Park. Built to a modern contemporary design the apartment offers an outstanding location together with a balcony for entertaining and comes with SHARE of FREEHOLD.

The accommodation includes communal atrium style entrance with security entry system, personal hallway, open plan living/dining room with fully fitted kitchen and access to a large wrap around balcony with direct access to the private communal gardens, master bedroom with Juliet balcony and en-suite shower room, further double bedroom and bathroom. Allocated parking space, further spaces for visitors and very smartly kept communal areas.

Lease details & outgoings:

New 999 year lease from 2022 with Share of freehold.
Service charge for the current year: £2,531 p.a.



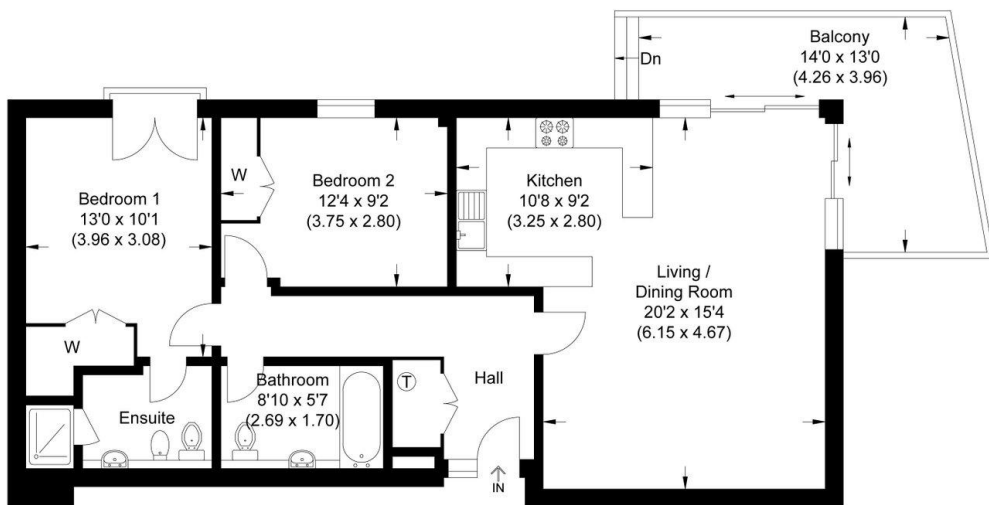
Location.

The pretty market town of Newbury offering 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.





Approximate Gross Internal Area
78.23 sq m / 842.06 sq ft



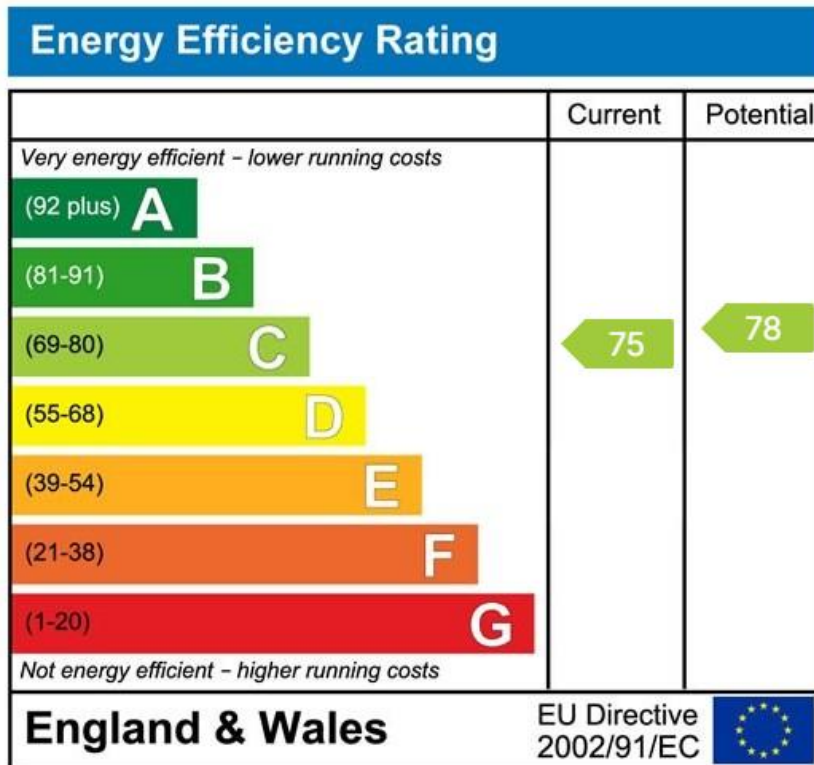
Ground Floor

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: C
2026/2027: £2,268.74.

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.

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