



DOWNER & CO

TRUSTED SINCE 1988

2 Marshalls Court, Speen, Newbury RG14 1RY
Price: £165,000

Features.



NO ONWARD CHAIN

Description.

Very well presented first floor one bedroom over 55's maisonette with stair lift within this small, exclusive development of similar properties on Speen Lane, just to the west of Newbury. Locally there are a couple of shops, pubs, and miles of footpaths.

The accommodation consists of own front door to lobby, stairs and stair lift to first floor, kitchen/dining room, living room, double bedroom and wet room. Benefits include upvc double glazing, electric heating, shed, monitored care alarms, communal laundry, communal lounge and one parking space. There are mature and well kept communal gardens and a manager who is available on site for a few hours every day.

Lease details & outgoings:

Lease: 958 years remaining.
Service Charge including buildings insurance: £238 per month



Location.

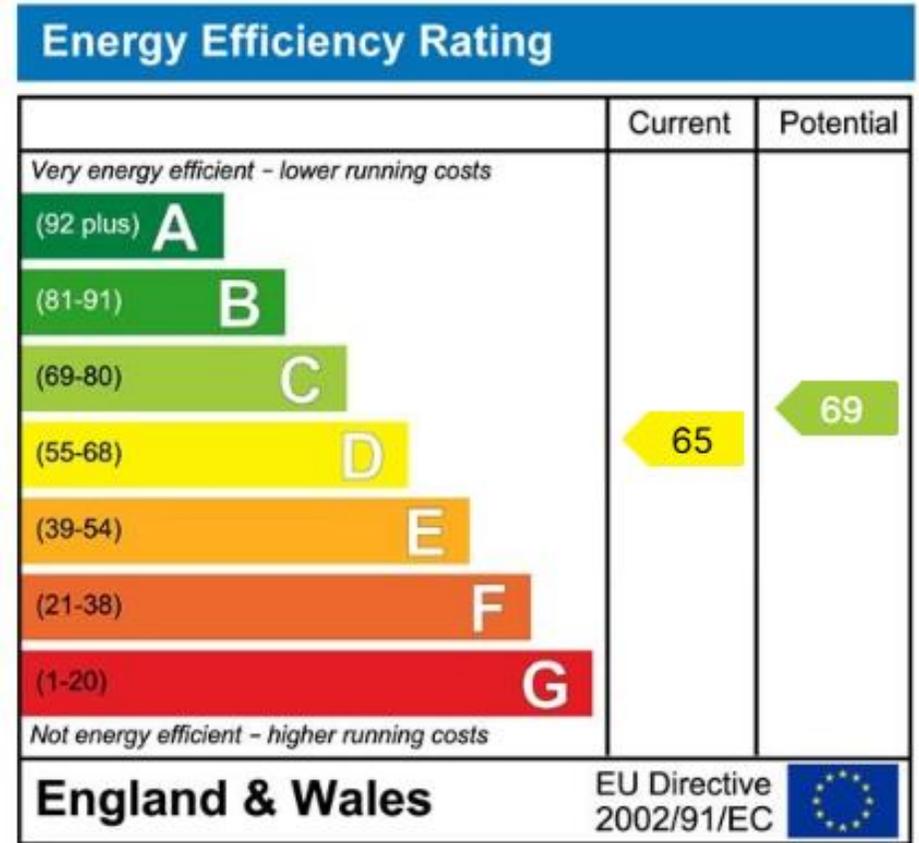
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. Newbury also has a mainline train station with services direct to Reading and London Paddington.



Approximate Floor Area = 59.1 sq m / 637 sq ft



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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: D

COUNCIL TAX BAND: B
2025/2026: £1,825.24

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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