DOWNER & CO

TRUSTED SINCE 1988

11 Marshalls Court, Speen, Newbury RG14 1RY

Price: £195,000

Features.

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NO ONWARD CHAIN

Description.

Extremely well presented and light first floor over 55's maisonette located in Speen Lane. It is within easy reach of the A34/M4 junction and town centre. The maisonette forms part of a small, highly regarded development of similar properties.

The accommodation consists of own front door with security entry system, hall, stairs to first floor, internal hall, very smart good size kitchen, living/dining room, master bedroom, further bedroom and shower room. Benefits include upvc double glazing, electric storage 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.

Lease details & outgoings:
Ground rent and service charge: £295.33 per month.
Lease: 957 years remaining.

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.

Approximate Gross Internal Area
63.30 sq m / 681.35 sq ft
(Excludes Store)
Store Area 0.78 sq m / 8.39 sq ft

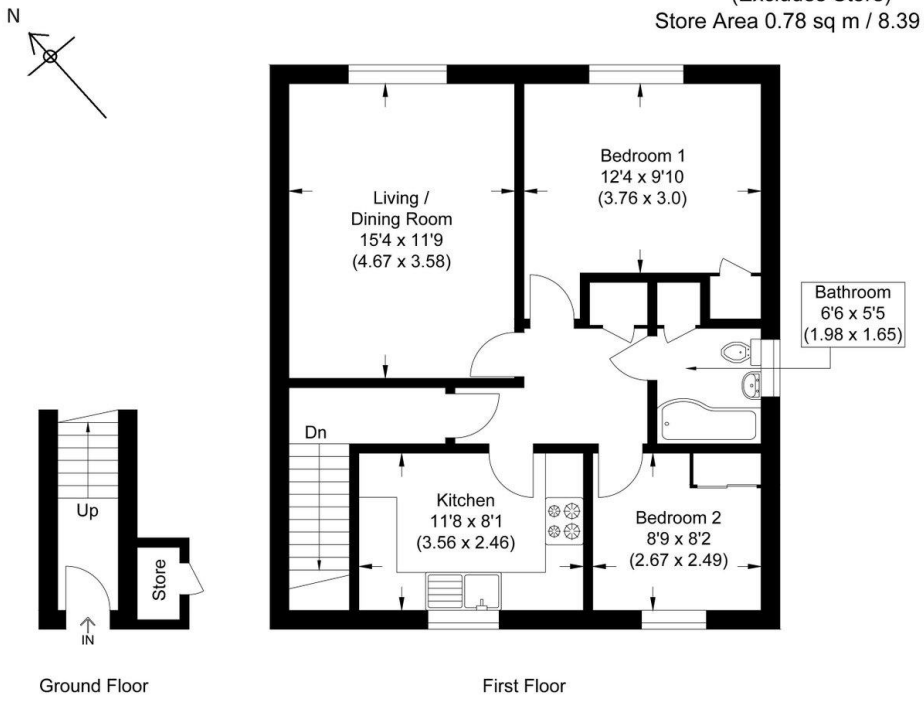
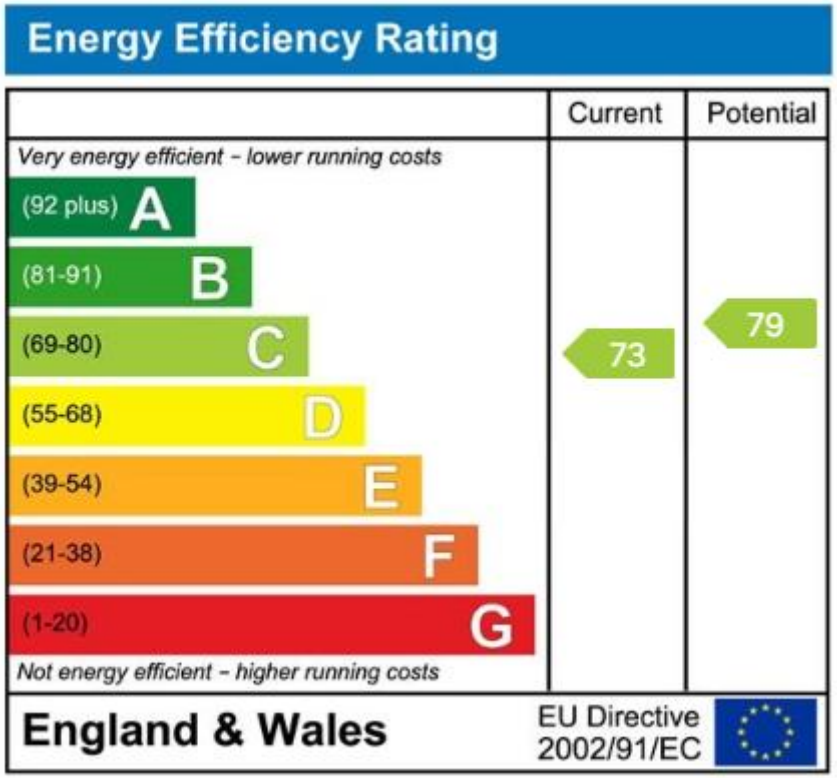


Illustration for identification purposes only, measurements are approximate, not to scale.



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: £2,190.20.

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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