

**Halletts**  
ESTATE AGENTS



21 Marshalls Court Speen Newbury Berkshire RG14 1RY



## **21 Marshalls Court Speen Newbury Berkshire RG14 1RY**

**Price Guide £179,950 Leasehold**

**This attractive two bedroom apartment is set in beautiful landscaped gardens within a small development for the over 55's. The properties have their own front door and there is a centre manager on site. Within a short walking distance of Newbury town centre. This property also has a stair lift to the well planned and spacious accommodation. Comprising Hallway, Lounge/ Dining Room, Kitchen/ Breakfast Room, Two Bedrooms, Bathroom. Outside there is unallocated parking plus ample visitor spaces. Communal Lounge. Attractive landscaped Gardens.**

**Internal Viewings are Highly Recommended and Offered with No Ongoing Chain**

**Leasehold with Share of Freehold**

**962 Years Remaining**

**Management and Service Charges £212.41 pcm**

**No Ground Rent**

### **Directions**

**From Newbury town centre proceed from the Clock Tower into Oxford Street. At the mini roundabout turn left into the Old Bath Road. Proceed over the next roundabout and then take the second left into Speen Lane. Proceed along this road and Marshalls Court will be found on the right hand side. Turn into the development bearing left and the property will be found straight in front of you.**

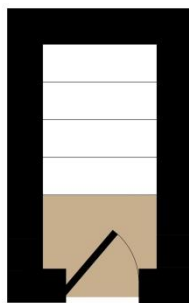


**Council Tax Band: C    £1691.72 pa**  
**Nearest Bus stop: A4 Bath Road 0.1 km**  
**Nearest Train station: Newbury 2.2 km**

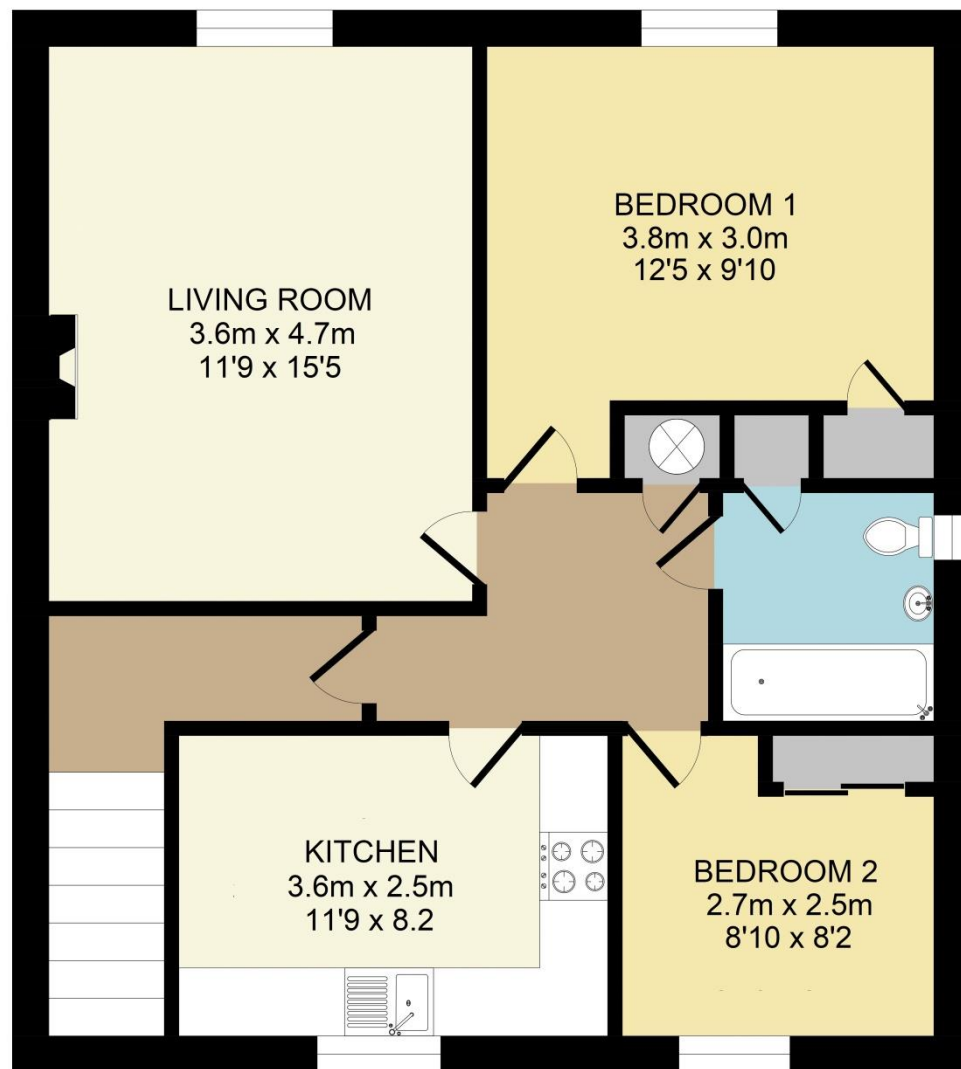
TOTAL APPROX. FLOOR AREA 64.2 SQ.M. (691 SQ.FT.)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. Plan produced for Halletts Estate Agents.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	73   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR ENTRANCE



FIRST FLOOR

**NOTE:** Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract(



