



Marshalls Court

Cricketts

10 Marshalls Court, Speen, Newbury, Berkshire. RG14 1RY.

£200,000 Leasehold



- Over 55's residence
- Large living room
- Two bedrooms
- Very well kept communal grounds and facilities
- Parking
- Electric Heating
- Communal facilities, house manager and 24h Care Alarms
- Located close to local amenities

Situated within a small and select development just off Speen Lane, this delightful two bedroom maisonette offers comfortable and well-planned accommodation, exclusively for those aged 55 and over.

The property features a spacious and bright lounge, enjoying pleasant views over the beautifully maintained communal grounds, creating a peaceful and relaxing living environment.

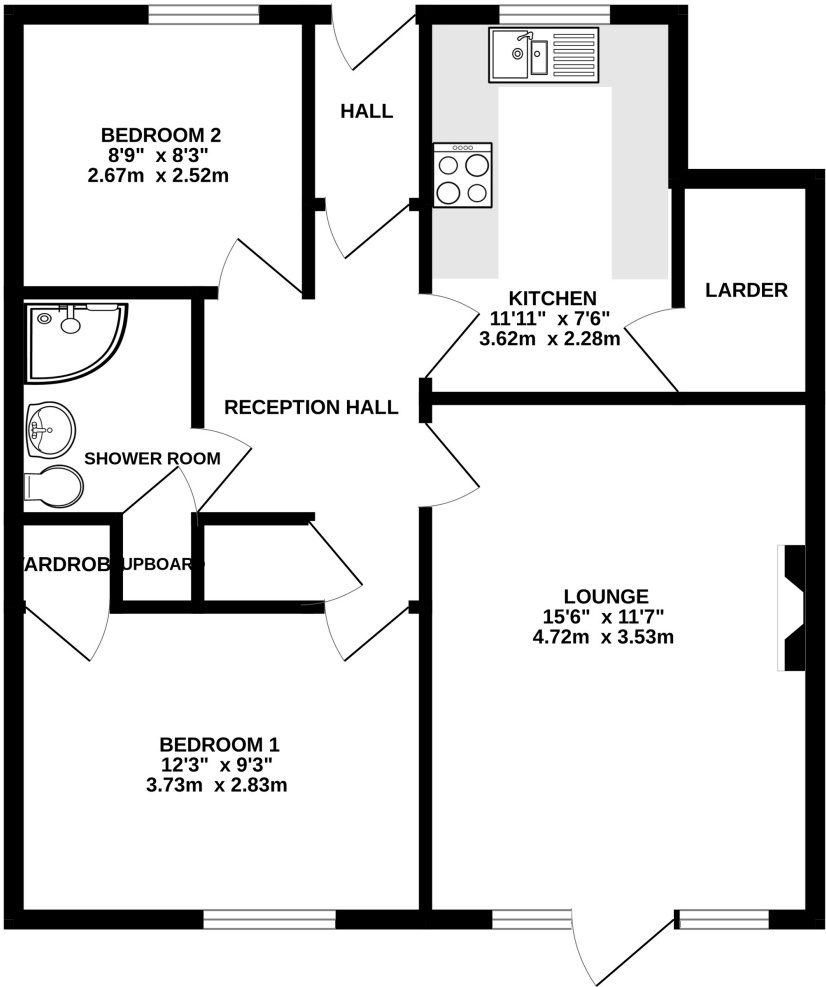
There are two good-sized bedrooms, ideal for guests or flexible living arrangements, along with a newly fitted modern bathroom. The generous kitchen offers ample space for storage and appliances, making it both practical and inviting.

Externally, residents benefit from well-kept traditional communal gardens, which are maintained for ease and enjoyment, as well as ample parking within the development. This lovely home is ideally suited for those seeking a quiet, friendly community in a convenient location, while still being close to local amenities and transport links.





GROUND FLOOR
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- **Electricity:** Mains Supply.
- **Heating:** Electric.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** C



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