



Marshall's Court

Cricketts















DESCRIPTION

A two bedroom first floor retirement maisonette situated in a small select development off Speen Lane which is an address that local people aspire to live.

NO ONWARD CHAIN - AGE GROUP 55'S PLUS.

The property is spacious and offers very light and airy accommodation comprising:- hall and stairs with stair lift rising to the first floor, landing, spacious lounge/diner, good size kitchen, two bedrooms and shower room. The previous owner has replaced most of the storage heaters with oil filled electric radiators which are very effective and economical to run. The property benefits from emergency pull cords, on site duty manager, double glazed windows and a communal lounge and kitchen. To the outside there is ample parking and beautiful traditional mature gardens with well stocked flower and shrub borders offering all year round interest.

INTERNAL VIEWING IS HIGHLY RECOMMENDED.

-  **NO ONWARD CHAIN**
-  **Hall with stairs and stair lift rising to the accommodation**
-  **Kitchen**
-  **Living room**
-  **Two bedrooms**
-  **Bathroom**
-  **Outside storage cupboard to the side of the property**
-  **Parking**
-  **Communal gardens**
-  **Council tax band C**
-  **£222 per month maintenance charge**
-  **962 years remaining on the lease**

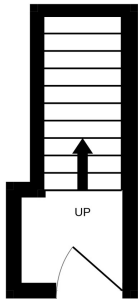
Directions

From Cricketts offices proceed from the clock tower onto Oxford Street and bear left at the mini roundabout onto Old Bath Road. Go straight across the next roundabout, and after approx. 0.3 miles take a left turn into Speen Lane. Continue along Speen Lane and Marshalls Court will be found 0.6 miles along on the right hand side. Turn into Marshalls Court and the property will be found on the left.

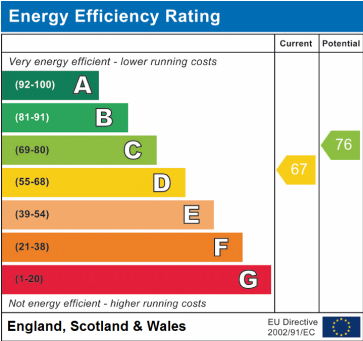
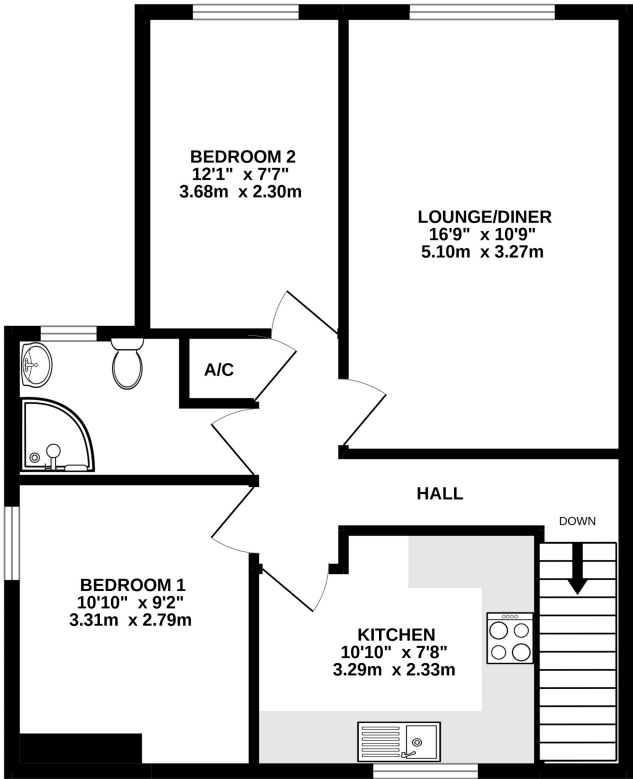
Local Information

Being the principal town of West Berkshire, Newbury is a lively market town sitting astride the Kennet and Avon Canal. From Watership Down in the south and the Ridgeway in the North, Newbury sits in an area of outstanding natural beauty and enjoys a rich heritage as well as enjoying an excellent range of facilities including the famous racecourse and the new Parkway shopping centre. Newbury still holds the 800 year old street market twice a week and the town centre boasts a variety of department stores and independent shops. There is a choice of many sporting activities from health clubs, bowls and golf, to fishing on the River Kennet. For entertainment, the town has its own theatre, cinema and many excellent restaurants, bistros and pubs located both in the town and the surrounding villages. Newbury offers the best of town and country living. Reading, Oxford and Basingstoke are within a comfortable distance and the mainline train station is also on the southern side of Newbury with intercity trains to Reading (c20minutes) and London Paddington (c50minutes). In terms of communications the M4 junction 13 is approximately 4 miles, with the A34 skirting the town. Newbury and Thatcham have main rail connections to London (Paddington).

ENTRANCE FLOOR
40 sq.ft. (3.7 sq.m.) approx.



1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



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