

FOR SALE  
£195,000





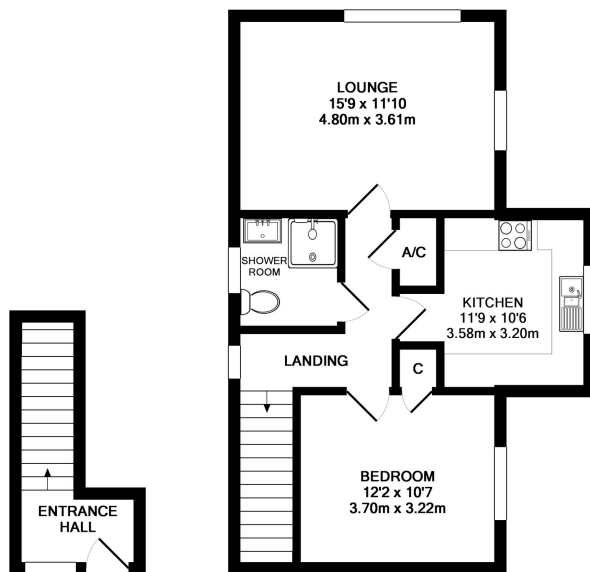
## DESCRIPTION

An immaculate one bedroom 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 60 PLUS.

The property is spacious and offers very light and airy accommodation comprising:- hallway and stairs rising to the first floor with a stair lift, landing, lounge with dual aspect windows, good size refitted kitchen with integrated appliances, double bedroom and Wet Room with under floor heating which has been recently refitted. The property benefits from emergency pull cords in all rooms, duty manager Monday to Friday double glazed windows and economy seven heating. To the outside there is ample parking and beautiful traditional mature gardens which surround the property with well stocked flower and shrub borders offering all year round interest. To the outside there are well kept communal gardens with private storage area and ample parking.

## FLOOR PLAN







ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 72 SQ.FT.  
(6.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 565 SQ.FT.  
(52.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 637 SQ.FT. (59.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

-  Over 60's retirement complex
-  Close to Newbury town centre
-  Stair lift
-  Share of the freehold

