



DOWNER & CO

TRUSTED SINCE 1988

72 Sutton Road, Speen, Newbury RG14 1UT
Price: £215,000

Features.



NO ONWARD CHAIN

Description.

Share of freehold and long lease of 944 years. A two bedroom ground floor maisonette with its own private courtyard garden accessed through the living room is located within a short walk of local shops, pubs and miles of footpaths. This well maintained property has the added benefit of a garage in a nearby block and is not far from Newbury town centre, the A34 and M4.

The spacious accommodation consists of own front door to hall, kitchen, open plan living/dining room with french doors to courtyard garden, good sized master bedroom, second bedroom and family bathroom. Benefits include upvc double glazing, gas-fired central heating, and storage cupboard. Furniture available for free through separate negotiation.

Lease details & outgoings:

Long lease of 944 years.
Share of freehold - no ground rent.



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. The town has excellent transport links in all directions with easy access to the M4 and A34 along with direct rail services to London Paddington, and the West Country.





Approximate Gross Internal Area
59.81 sq m / 643.78 sq ft
(Excludes Garage)

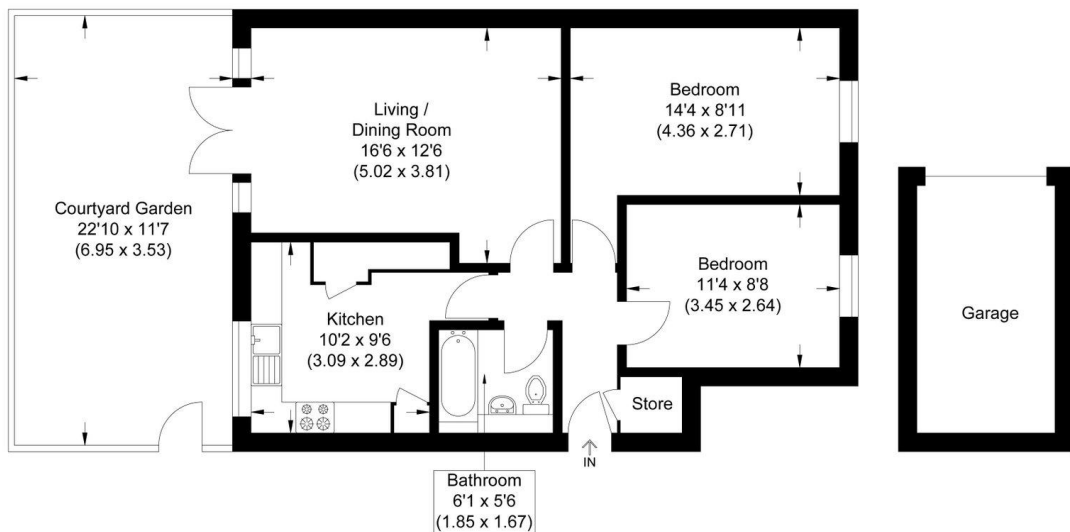
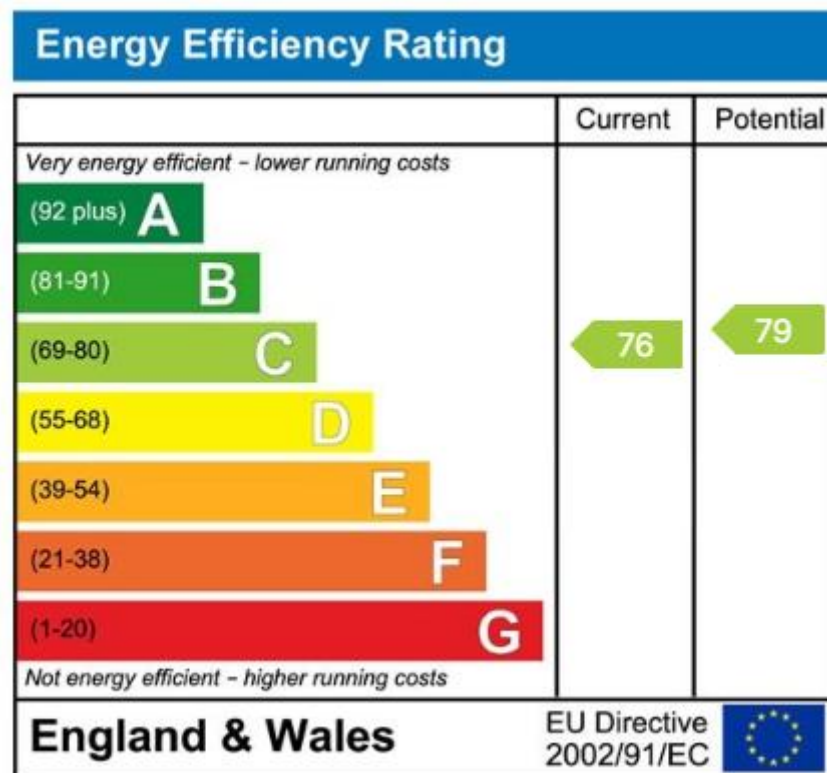


Illustration for identification purposes only, measurements are approximate, not to scale.



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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