



12 MAPLESPEEN COURT NEWBURY BERKSHIRE RG14 1NL

Winkworth





## 12 MAPLESPEEN COURT

NEWBURY BERKSHIRE RG14 1NL

**A stunning duplex apartment, offering Edwardian period features within a secure complex in the heart of Newbury.**

**\*\* NO ONWARD CHAIN\*\***

Maplespeen Court is a Grade II listed conversion. As you enter through the secure entry system you are greeted with an impressive communal area with a feature mantel piece.

Walking into the apartment there is a large hallway with plenty of space for storage and a cloakroom. The two bedrooms are fantastic in size and the master has a generous ensuite with a shower. The master bedroom also has French doors opening onto a secluded corner of the beautifully maintained communal gardens.

On the second floor you have the substantial living room with an atrium style ceiling, two beautiful sash windows and a decorative fireplace. The dining room, which has previously been used as a bedroom, is generous in size and has wooden flooring. The kitchen has neutral cabinets with a dark worktop and offers plenty of worktop and storage space. The family bathroom has neutral tiling with a large walk-in shower.

You also have the bonus of a large cellar to provide an extra, secure storage space. There is one allocated parking alongside plenty of visitor spaces.

## AT A GLANCE

- Sitting Room
- Dining Room
- Kitchen
- Cloakroom
- Two Bedrooms
- Master with Ensuite
- Additional Secure Cellar Storage
- Communal Gardens
- Allocated Parking Space
- No Onward Chain

## UTILITIES

Mains Water and Drainage  
Gas Central Heating

## DIRECTIONS

For Sat Nav RG14 1 NL  
[What3Words ///bride.insert.icon](#)

## SITUATION

Right in the heart of Newbury, a stone's throw from Waitrose and the Strawberry Hill medical centre. Northbrook Street and The Parkway shopping centre are also nearby as are some lovely walks in Goldwell Park.

## LEASEHOLD DETAILS

998 Year Lease.  
Service Charge £2194 annually  
Maplespeen Management are block managers.  
Copy of lease available on request

EPC Exempt

Council Tax Band E

The current broadband provider is TalkTalk and there are no issues with mobile coverage.







## Maplespeen Court, Newbury, RG14

Approximate Area = 1474 sq ft / 136.9 sq m

Store = 101 sq ft / 9.4 sq m

Total = 1575 sq ft / 146.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Winkworth. REF: 1078524



### Newbury Office

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