

3 Maplespeen Court, Newbury, Berkshire, RG14 1NL

Leasehold

Guide Price **£335,000**

jones robinson

SIMUL MOVERE



A beautiful, spacious and exceptionally bright luxury apartment, featuring a generous balcony with stunning views across Newbury. The property offers two well-proportioned double bedrooms and the added convenience of designated parking.

- No onward chain
- Balcony
- Walking distance to railway station
- Views across Newbury
- Modern build
- Share of Freehold
- En-suite to master
- Open plan living

SITUATION

As well as being home to Newbury Racecourse, the town itself offers a comprehensive range of shopping, leisure and educational facilities, as well as the award-winning Victoria Park which has excellent visitor facilities, and much historical interest nearby, at Donnington Castle and Highclere Castle (of Downton Abbey fame). There are plenty of stunning walking and cycling trails, including the tow path along the Kennet & Avon Canal which passes directly through the town centre. Newbury is the headquarters of Vodafone UK and offers a railway station on the direct line to London Paddington (fast train to Paddington has an approx. travel time of 41 minutes). There are also excellent road links via the A34 and M4 motorway, a convenient commute for those working in Reading, Oxford and Southampton.

DESCRIPTION

Stepping inside, a central hallway with clean lines and warm wood flooring provides a welcoming entrance, leading through to the impressive open plan kitchen, dining, and living area. Flooded with natural light from floor-to-ceiling sliding glass doors, this expansive reception space is designed for modern living and effortless entertaining. The contemporary kitchen is fitted with stylish cabinetry, breakfast bar seating, integrated appliances, and clean worktop finishes, while the adjoining dining and lounge zones flow seamlessly together.
The apartment offers two well-proportioned bedrooms, both thoughtfully presented with neutral decor and built-in storage. The primary bedroom benefits from its own en-suite bathroom featuring sleek tiled surfaces and contemporary sanitaryware, while a second family bathroom offers a full-length bath and clean, modern finishes throughout.



















OUTSIDE

Directly off the main living area, large sliding doors open onto a private, covered balcony. Finished with composite decking and glass balustrading, it provides an elevated outdoor space ideal for alfresco dining or relaxing while enjoying views over the surrounding area.
Set within a stylish, modern development, the property benefits from well-maintained communal grounds, secure entry, and a convenient location within easy reach of local amenities, town centre facilities and transport links.

What3words: smashes.person.treat

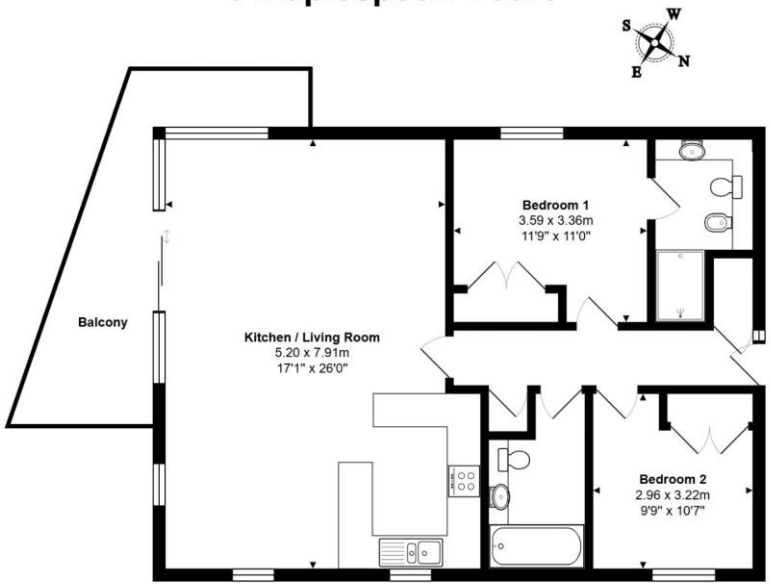
SERVICES & MATERIAL INFORMATION

All mains services are connected except gas.
EPC rating: C

Council tax band: D
Length of lease 976 years from date of listing
Annual ground rent amount: N/A
Annual service charge amount: £2,500
Service charge review period: Annual



3 Maplespeen Court



Total Area: 86.4 m² ... 930 ft² (excluding balcony)

All measurements are approximate and for display purposes only

If there are any queries in relation to these property particulars, please contact this office to check the information. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. The Jones Robinson Group and the vendors of this property give notice that:

1) The sales particulars are intended to provide accurate and reliable information regarding the property for the guidance of intending purchasers. Whilst all descriptions, reference to condition, dimensions, areas, and measurements are believed to be accurate any intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection as to their correctness. 2) The particulars do not constitute part of an offer or contract with prospective purchasers. 3) All curtains, carpets, blinds equipment, light fittings and fixtures are deemed to be removable by the Vendor unless specifically negotiated with the sale of the property. 4) No person in the employment of the Jones Robinson Group has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of the Jones Robinson Group, nor enter into any contract on behalf of the vendor. 5) We offer a wide range of services through third party providers including solicitors, mortgage providers, EPC suppliers and other contractors. You are under no obligation to use these services and it is Your discretion whether You choose to deal with these providers or use Your own preferred supplier. Our mortgage provider pays us a referral fee, the amount of which varies depending on the individual mortgage, however, the average fee received by us is £431.34 per referral (based on total referrals across all Jones Robinson offices in 2025). Our recommended mortgage provider is FirstXtra. For referrals to our recommended conveyancing firms, the average referral fee is £434.21 for Live Conveyancing or £125 for Angel Wilkins per referral (based on total referrals across all Jones Robinson offices in 2025). Contractors including EPC providers – the amount we receive varies depending on the contractor, however our average fee is £22 per referral, based on total referrals in 2025. Full details of our referral fees are listed on our website.

Jones Robinson
118 Bartholomew Street
Newbury
RG14 5DT
01635 35010
sales@jonesrobinson.co.uk www.jonesrobinson.co.uk

Scan here to use our home buying app

jones robinson
SIMUL MOVERE