



FLAT 27 ST. THOMAS COURT
Thatcham

Carter Jonas

FLAT 27 ST. THOMAS COURT THATCHAM RG18 4QJ

- Thatcham station 1 mile
- Close to good shopping facilities
- M4 (J13) 6 miles

Entrance hall with 2 built in storage cupboards and airing cupboard · generous sitting room · fitted kitchen · 2 bedrooms including a double bedroom with built in wardrobes · bathroom · double-glazing · quiet cul-de-sac location close to good amenities · private parking · communal gardens · Energy Rating C

SITUATION

Thatcham is a popular residential area to the east of Newbury. Communications from here are good, with access to the M4 at junction 13 Chieveley or at junction 12 Theale and a mainline train service from Thatcham giving access to London Paddington. There are plenty of shopping and leisure facilities in Thatcham and the centre benefits from a Waitrose and Costa Coffee. There is a good choice of doctor's surgeries, dentists and the Community Hospital is nearby. Thatcham is also very popular with families looking for good schooling with the Kennet Secondary School and numerous well regarded primary schools.

DESCRIPTION

This comfortable and spacious first floor flat is nicely located in the corner of a quiet residential cul-de-sac. A private front door gives access to the entrance hall with stairs up to the accommodation. There is a comfortable sitting room which leads to a kitchen with a range of wall and base units with built in oven and hob and space for a washing machine. There are 2 bedrooms including a main bedroom with built in wardrobes, the second bedroom also provides a built in wardrobe. The accommodation is completed with a bathroom.

A 2 BEDROOM FIRST FLOOR FLAT WITH THE BENEFIT OF PRIVATE PARKING AND WELL-TENDED COMMUNAL GARDENS. AVAILABLE FOR SALE CHAIN FREE.



OUTSIDE

St. Thomas Court is in a quiet residential cul-de-sac, this flat benefits from use of the private parking area and is surrounded by well-tended communal gardens.

ADDITIONAL INFORMATION

Tenure: Leasehold – 125 years from 2019

Ground Rent - £100 per annum

Service Charge - £941 per annum

Services: Mains water, electricity and drainage, electric heating

Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band B

Viewing: By prior appointment through the Newbury office 01635 263010

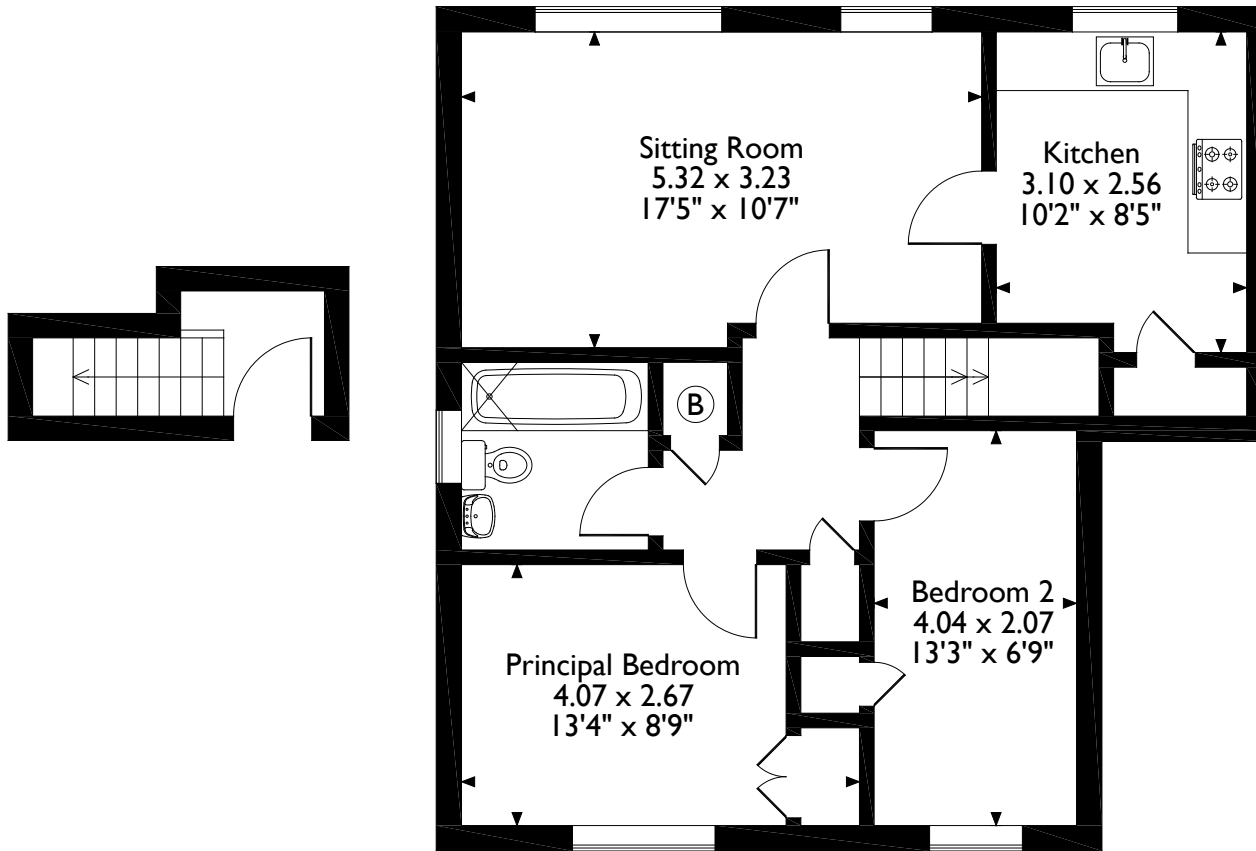
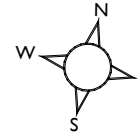
Directions: Please use post code RG18 4QJ

From Newbury proceed through Thatcham along the A4 in the centre of Thatcham. St Thomas Court can be found on the left hand side. Proceed into the cul-de-sac, number 27 can be found in the far left hand corner.



27 St. Thomas Court, Thatcham, Berkshire

Approximate Gross Internal Area 61 Sq M/656 Sq Ft



Ground Floor

First Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |

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Offices throughout the UK

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