



Located in the historic Theale High Street conservation area, The Botanics is a collection of fifteen high specification 1 and 2-bedroom apartments.

Built to be energy efficient and low maintenance, this spacious and well-appointed one bedroom home is designed and finished with superb attention to detail. From the entrance hall there is a large open plan kitchen/living/dining area with views onto the high street, a double bedroom with fitted wardrobe, and a well-proportioned bathroom. The apartment also has exclusive access to the shared terrace amenity space and benefits from an undercroft parking space with electric car charging provision.

Just outside, you can find a selection of delicious cafes, family-friendly pubs and well rated restaurants/ takeaways. Only a short distance further, Calcot offers a Sainsbury's Superstore, an IKEA and a 24-hour gym, making for highly convenient living. Not only does Theale benefit from being neighboured by nature, it also provides swift access to Junction 12 on the M4 Corridor, where you can reach Slough (less than 30 mins) Heathrow Airport (31 mins) and Cardiff (1hr 30mins) perfect for the commuter.

Interested? Please contact our New Homes team to find out more, or to book a viewing.



- Approximately 649 sq ft
- Built by T A Fisher to a high specification
- Access to terrace amenity space
- Undercroft parking with electric car charging point
- Various sporting activities and local amenities on your doorstep
- Great transport links via nearby Theale Station and M4 Junction 12





Additional Information

Parking
There is parking for 15 cars, each space has its own EV charging facility. Parking for plots 7, 8, 12, 13, 14 and 15 are within the undercroft, which also includes refuse and cycle store.

Local Authority: West Berkshire Council

Council Tax Band: B

EPC Rating: C

Leasehold: 250 year lease reducing by the number of months that have passed between the first legal completion of an apartment on the development and the legal completion of this plot

Service charge: £1,400 per annum (this is an estimated figure whilst the management company confirms the budget)

The property is built in a small courtyard off the main high street

On acceptance of an offer on this property, The Developer requires a £2,000 reservation fee to be paid. If contracts are not exchanged on the sale, The Developer will retain the reservation fee less reasonable administrative costs, and other costs up to a maximum sum of £1,000 as detailed in the new homes quality code.

Services:

Water - Mains

Drainage - Mains

Electricity - Mains

Heating - Programmable Dimplex Monterey panel heaters. Heating and hot water controls - built in panel heater programmers, separate hot water programmer.

Broadband: We are informed by the developer that a Superfast broadband connection (Fibre to the premises) is to be installed. For an indication of specific speeds and supply of broadband, we recommend potential buyers go to the the Ofcom website "Broadband and mobile coverage checker", www.ofcom.org.uk

Mobile phone coverage: We recommend potential buyers check via Ofcom website www.ofcom.org.uk

We have not seen a full copy of the lease, and therefore we are not aware of any specific covenants, onerous restrictions, easements, servitudes or wayleaves relating to the property.

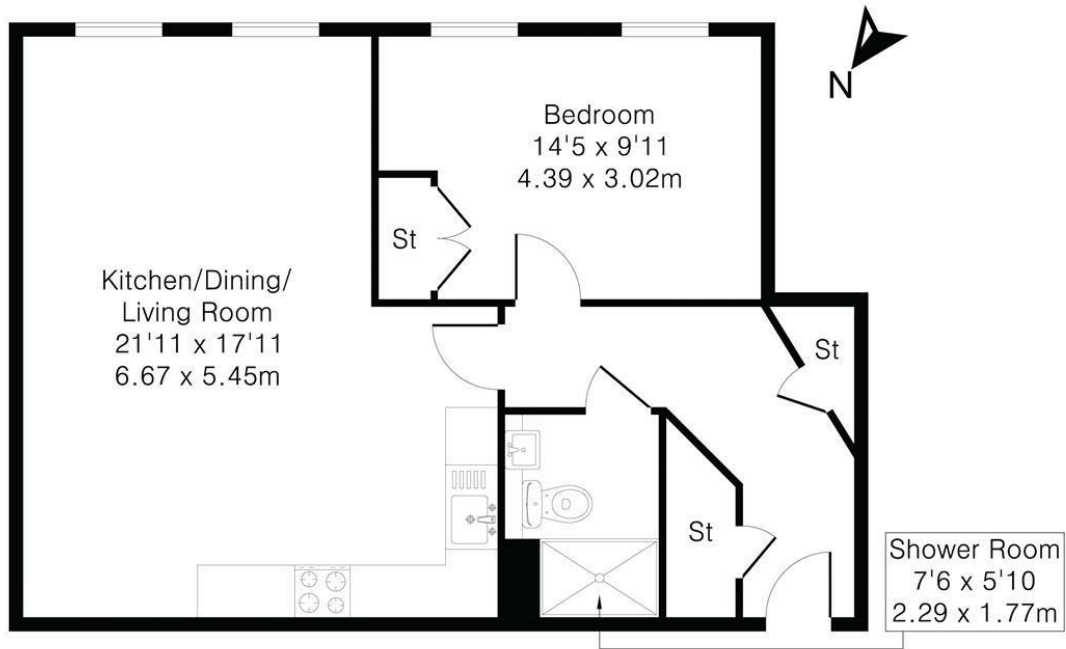
The property is located on the first floor and accessed via stairs.

Agents Note:

The external photograph is indicative of Botanics, High Street. All internal photographs are used for illustrative purposes only and depict the interiors of The Botanics Show Home. They do not reflect the layout and finishes of this home.

Floorplan

Approximate Gross Internal Area 649 sq ft – 60 sq m



First Floor Flat



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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newhomes@haslams.net
0118 960 1010

The specifications outlined in this brochure are indicative only. Developers reserve the right to make any alterations to the specifications without warning. Whilst these particulars are prepared with all due care, the information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print.