



A one-bedroom apartment situated on the ground floor, enjoying a well-balanced layout and desirable features. A welcoming hall with built-in storage cupboards gives access to a generously proportioned open-plan kitchen/living/dining area - a space which offers versatility for relaxation and entertainment. Double patio doors provide access to a private garden patio. This outdoor space provides a serene retreat for al fresco dining or simply unwinding surrounded by the garden. There is a double bedroom, complete with a dressing area featuring a built-in wardrobe, ensuring ample storage solutions and a clutter-free environment. Adjacent lies a separate modern bathroom for comfort. With its thoughtful design, convenient amenities, and the added allure of a parking space with electric charging provision, this home embodies comfortable living at its finest.

Situated amidst a vibrant community within Theale village, this property enjoys close proximity to an array of delightful cafes, family-friendly pubs and well rated restaurants/takeaways. For added convenience, nearby Calcot hosts a Sainsbury's Superstore, an IKEA, and a 24-hour gym, catering to every lifestyle need. Beyond its urban amenities, Theale offers residents the tranquillity of its natural surroundings while ensuring swift connectivity to major towns. With Junction 12 of the M4 within easy reach, commuting becomes effortless, granting quick access to destinations such as Slough (under 30 mins), Heathrow Airport (31 mins), and Cardiff (1hr 30mins), making it an ideal haven.

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



- One bedroom apartment in desirable village
- Built by T A Fisher to a high specification
- Patio area overlooking the garden
- 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





Further details

Measurements

Lounge/Dining/Kitchen: 19'1" x 15'11"

Bedroom 1: 9'10" x 10'4"

Dressing area: 5'11" x 6'0" (including wardrobe)

Bathroom: 8'2" x 5'3"

Local Authority: West Berkshire Council

Council Tax Band: To be confirmed

Predicted 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

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: High speed fibre connection to be installed. Please check via Ofcom website www.ofcom.org.uk

Mobile phone coverage: Please check via Ofcom website www.ofcom.org.uk

Flood Risk: To be confirmed

Agents Note:

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



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

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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.