



Nestled within the charming village of Theale, this well designed apartment embodies modern comfort with energy efficiency and low maintenance living. Stepping through the entrance hall you are greeted by a contemporary bathroom plus a seamlessly integrated open-plan kitchen/living/dining area. Complete with high-quality fixtures and finishes, this space extends effortlessly onto a spacious balcony, offering views of the garden below. Towards the end of the hallway lie two generously sized double bedrooms, with the main bedroom featuring an en-suite bathroom and fitted wardrobe. The apartment also benefits from an undercroft parking space with electric car charging provision. Situated amidst a vibrant community, this home enjoys close proximity to an array of delightful cafes, family-friendly pubs and well rated restaurants/takeaways. For added convenience, the 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.



- 783 sq ft two bedroom apartment in desirable village
- Built by T A Fisher to a high specification
- Spacious private balcony overlooking the garden
- 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

### Measurements

Lounge/Dining/Kitchen: 20'0" x 18'10"

Balcony: 14'2" x 9'0"

Bedroom 1: 14'2" x 10'6"

En-suite: 5'9" x 8'0"

Bedroom 2: 14'2" x 7'8"

Bathroom: 8'6" x 7'4"

### 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. The car park has open access and also provides access and parking for the Opticians and residential flat above.

Local Authority: West Berkshire Council

Council Tax Band: To be confirmed (new build)

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

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

Service charge: £1,800 per annum (this is an estimated figures whilst the management company confirms the budget)

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. Please check via Ofcom website [www.ofcom.org.uk](http://www.ofcom.org.uk)

Mobile phone coverage: Please check via Ofcom website [www.ofcom.org.uk](http://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:

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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