



This delightful one-bedroom apartment on the first floor of a small block offers a spacious and comfortable living experience. The generously sized kitchen, living and dining areas feature a spacious balcony extending the living area into the open air and creating a delightful alfresco ambiance to the space. The apartment includes a spacious double bedroom, complete with a built-in wardrobe providing ample storage. Adjacent to the bedroom is a separate modern bathroom. 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.



- Approximately 439 sq ft
- Built by T A Fisher to a high specification
- Spacious balcony
- 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: 16'6" x 14'1"

Bedroom 1: 12'5" x 9'11"

Bathroom: 7'3" x 5'5"

Balcony: 15'9" x 8'3"

#### 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

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](http://www.ofcom.org.uk)

Mobile phone coverage: We recommend potential buyers 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.

[newhomes@haslams.net](mailto: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.