



DOWNER & CO

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30 William House, The Moors, Thatcham RG19 4AU
Price Guide: £199,950

Features.



NO ONWARD CHAIN

Immaculately presented one bedroom first floor retirement apartment positioned with a bright south-facing aspect, conveniently located within walking distance of the town centre and rail station.

The apartment has lift access and comprises entrance hall, walk-in storage cupboard, living/dining room with south facing Juliet balcony, kitchen with built-in appliances, double bedroom with walk-in wardrobe and walk-in shower room. Benefits include beautifully maintained communal gardens, on-site bistro-style restaurant, residents social lounge, guest suites, estate manager, 24 hour emergency call system, laundry room, lengthy 998 year lease remaining.

Lease details & outgoings:

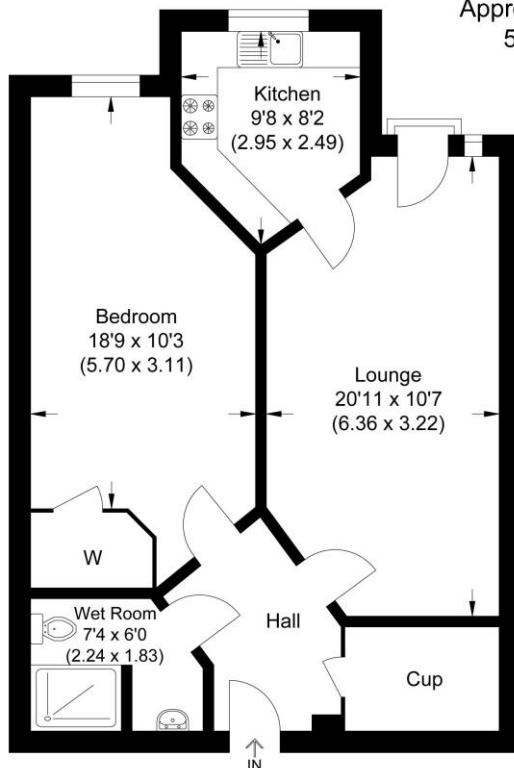
Lease: 998 years remaining.
Service charge: £8,155 p.a.
Ground rent: £435 p.a.



Location.

Thatcham is a small town about four miles to the east of Newbury offering an array of shops, pubs and restaurants, good primary and secondary schooling. There are lovely walks through the nearby nature reserve and along the tow paths of the Kennet and Avon canal. Other amenities include an active football club, cricket club, membership swimming pool, doctor and dentist practices. There is a mainline train station serving Reading and London (Paddington) and the West country and excellent road links via the A4, A34 and Junction 12 of the M4.





Approximate Gross Internal Area
53.50 sq m / 575.86 sq ft

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Illustration for identification purposes only, measurements are approximate, not to scale.

Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: B

COUNCIL TAX BAND: D
2025/2026: £2,416.98.

TENURE: LEASEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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