



DOWNER & CO

TRUSTED SINCE 1988

Flat 2, Apus House, Francis Close,
Thatcham RG18 3GQ
Price: £210,000

Features.



Description.

Ideal invest or first time buy. Presented in a cool contemporary design and highly eco-efficient, a two bedroom ground floor maisonette with views across Henwick Park. Apus House is on a small modern development built circa 2017 on the western fringes of Thatcham.

The accommodation includes open plan L-shaped living room/kitchen with built-in appliances, two bedrooms both with built-in wardrobes and smart bathroom. Outside there is a communal bin store, bicycle storage and allocated parking for the maisonette with additional parking spaces for visitors on a free-for-all basis.

Lease Details and Outgoings:

Lease: 992 years remaining.

Service Charge: £52 per month/£624 per annum.

Ground Rent: £350 per annum.



Location.

Thatcham is a small town about four miles to the east of Newbury offering an array of shops, pubs and restaurants, good primary schools and the well regarded Kennet secondary school. 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
49.51 sq m / 532.92 sq ft

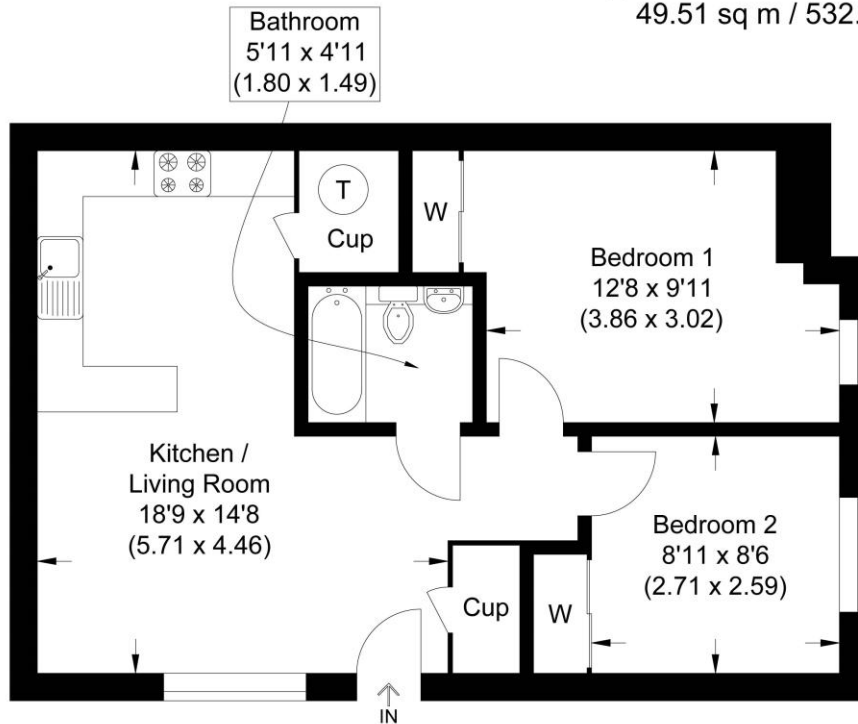


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Energy Efficiency Rating

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

EPC: C

COUNCIL TAX BAND: C
2025/2026: £2,148.42.

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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