



15 Graham Court, James Butcher Drive  
Theale, RG7 5FF

Guide price £260,000 Leasehold



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# 15 Graham Court, James Butcher Drive

## DESCRIPTION:

VP - NO ONWARD CHAIN. Presented to the market is this two double bedroom, two bathroom top floor apartment with allocated parking, balcony and loft access storage space. The property comprises entrance hallway, storage cupboard, two bedrooms, en suite and a separate bathroom suite. There is an open plan kitchen/living dining area.

This property is located on a non-through road with easy access to Theale high street, amenities, bus routes, train station with direct links to London Paddington and junction 12 of the M4 is a short drive away.

Lease length circa 114 Years  
Service charge & Ground rent £1,855.20 PA  
Council tax band C

## SUMMARY OF ACCOMMODATION:

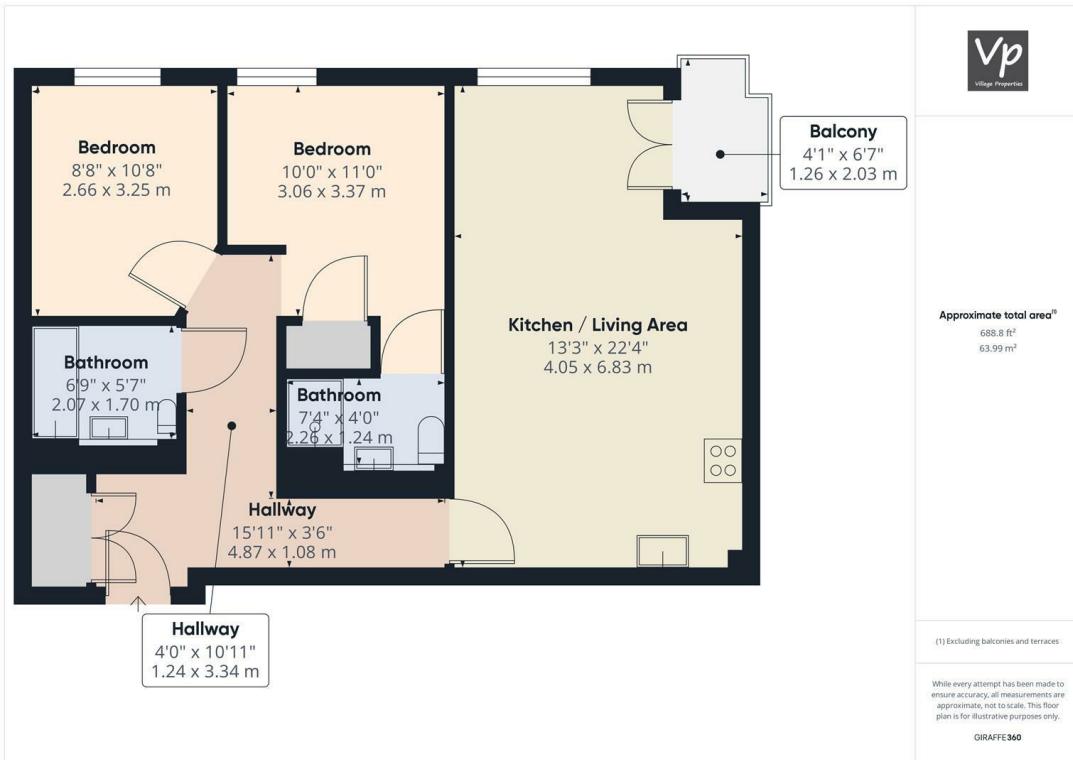
- NO ONWARD CHAIN
- LOFT ACCESS/STORAGE
- KITCHEN/DINING/LIVING ROOM
- EN SUITE TO MASTER BEDROOM
- BALCONY
- TOP FLOOR
- TWO DOUBLE BEDROOMS
- 114 YEARS LEFT ON LEASE

## ADDITIONAL INFO:

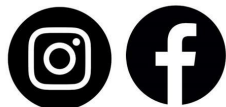
## VIEWING STRICTLY BY APPOINTMENT:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	



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