

for sale

offers in excess of **£170,000**



William House The Moors Thatcham RG19 4AU

Offered to the market is this ONE BEDROOM RETIREMENT APARTMENT comprising a WALK-IN WARDROBE to the master bedroom as well as a separate fully fitted modern kitchen, shower room, storage space, a JULIET BALCONY leading in the living room, allowing plenty of natural light.

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Entrance Hall

Front door with spy hole leads to the large entrance hall. 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there are doors leading to a walk-in storage cupboards/airing cupboard housing the boiler. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the living room, bedroom and bathroom.

Living Room

10' 6" (max) x 20' 2" (max) (3.20m (max) x 6.15m (max))

The spacious living room benefits from a Juliet balcony, allowing the room to be bright and airy, fitted carpets, partially double glazed door leading to:

Kitchen

8' 1" (max) x 8' 6" (max) (2.46m (max) x 2.59m (max))

Fully fitted kitchen with tiled floor, work surfaces with cupboards and drawers under and cupboards over, sink with drain and mixer tap, built-in oven, ceramic four ring hob with extractor hood over and fitted integrated fridge-freezer. Under pelmet lighting and double glazed window.

Bedroom

10' 2" (max) x 18' 7" (max) (3.10m (max) x 5.66m (max))

Double glazed window, walk-in wardrobe with plenty of hanging and storage space, ceiling lights, TV and phone point, emergency pull cord.

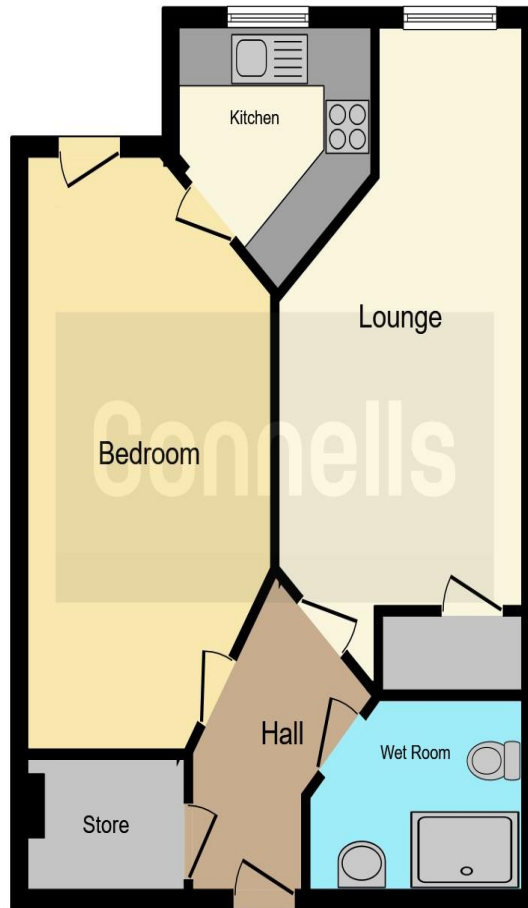
Bathroom/ Wet Room

Tiled and fitted with suite comprising of walk-in shower, low level WC, vanity unit with sink and mirror above. heated towel rail, extractor vent, emergency pull cord and grab rails.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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1 Wote Street
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Property Ref: BTK314619 - 0004

Tenure:Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 11600.57

Ground Rent: 435.00

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This is a Leasehold property. We are awaiting further details about the Term of the lease.
 For further information please contact the branch.
 Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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