



DOWNER & CO

TRUSTED SINCE 1988

Flat 37, Redshank Court, Thatcham RG19 3UE
Price: £170,000

Features.



NO ONWARD CHAIN

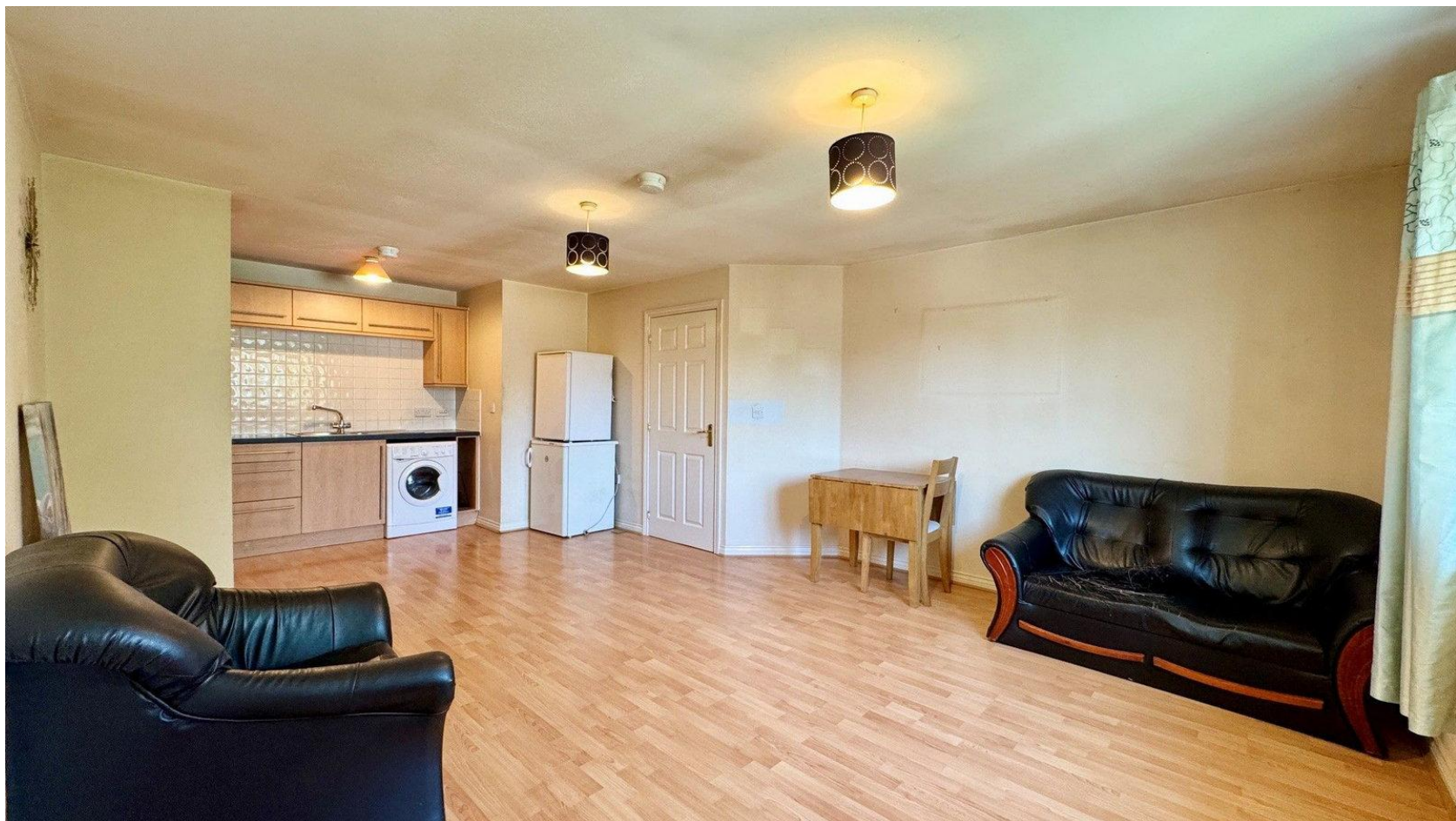
Description.

Located within easy reach of Thatcham town centre and the A4 is a good sized two double bedroom flat that would benefit from some general updating allowing the new owner to put their own mark on it. Locally, there is the Nature Discovery Centre and onto miles of footpaths, a local shop and primary school.

The accommodation consists of entrance hall, open plan living/dining room and kitchen, two double bedrooms and family bathroom. Outside there are well maintained communal gardens and an allocated parking space, plus visitors spaces. Benefits include upvc double glazing and gas fired central heating.

Lease details & outgoings:

Lease: 150 years from 2002.
Ground rent: £293 per annum
Service charge: £1,500 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
59.15 sq m / 636.68 sq ft

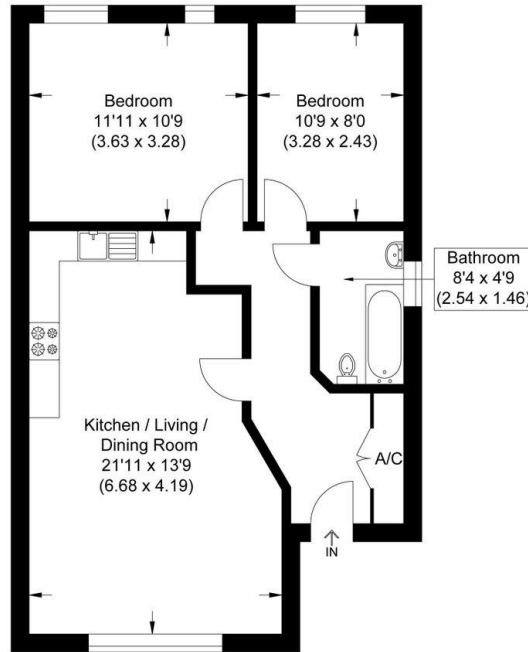


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

EPC: C

COUNCIL TAX BAND: C
2026/2027: £2,260.26.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	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	

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