



DOWNER & CO

TRUSTED SINCE 1988

5 Sandstone Grove, Hermitage,
Thatcham RG18 9WS
Price: £269,950

Features.



NO ONWARD CHAIN

Description.

Tucked away at the end of a cul-de-sac, this large two double bedroom, two bathroom top floor flat is immaculately presented and has the added benefit of a large loft space with ladder, ideal for storage. The property has been well maintained and improved by the current owner and is ready to move straight into.

The accommodation consists of communal security entry system, stairs to second floor, personal front door to hall, kitchen, living/dining room, master bedroom with en-suite, second double bedroom, family bathroom and two useful storage cupboards. Benefits include upvc double glazing, electric heating, two allocated parking spaces and two well maintained communal gardens.

Lease details & outgoings:

Lease: 110 years remaining.
Service Charge and Ground Rent: £133.22 p.c.m.



Location.

The village of Hermitage offers superb local amenities including a Co-op, garden centre, further local stores/post office, two public houses and a primary school. It also falls within The Downs Secondary School catchment and is surrounded by beautiful rolling countryside offering superb walks including along the old railway line to the nearby village of Hampstead Norreys. Junction 13 of the M4/A34 is a couple of miles away providing excellent access for major transport routes.

The nearby pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington and the West Country.





Approximate Gross Internal Area
89.17 sq m / 959.81 sq ft

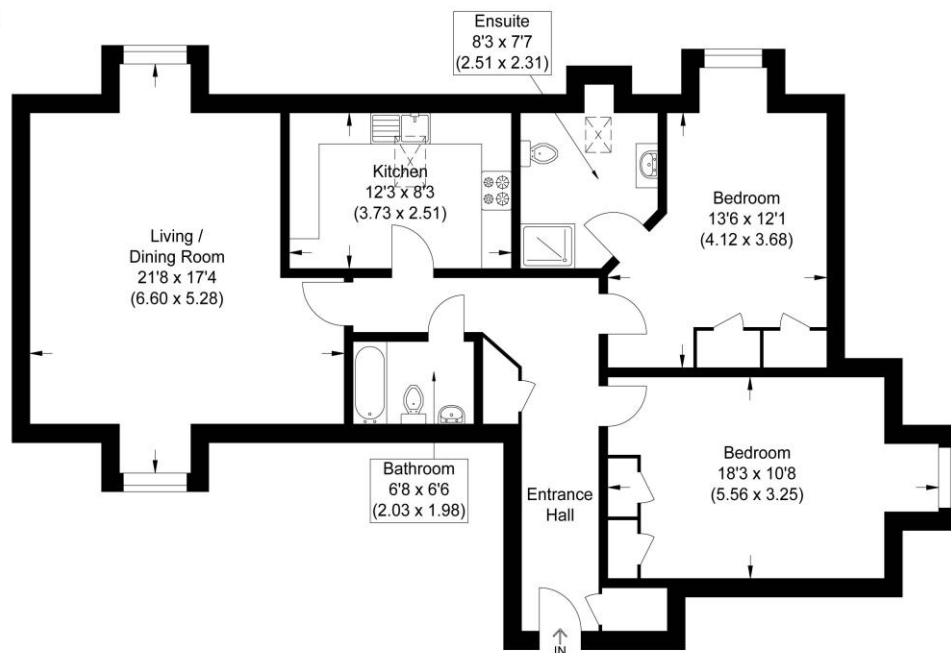


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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: D

COUNCIL TAX BAND: C
2025/2026: £2,098.37.

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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