



3 Tarn Howes Close, Thatcham, Berkshire RG19 3TS

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Berkshire, RG19 3TS**

Guide Price £179,950 Leasehold

This immaculate first-floor two-bedroom two-bathroom apartment is situated equidistant between Thatcham and Newbury town centres, both with mainline railway stations. Easy road access onto both the A34 and M4. The property is of good size and presented in excellent decorative order throughout with well fitted kitchen and shower rooms. Quality flooring throughout. Benefitting from an allocated parking space, plus visitor spaces, and surrounded by lawned communal gardens

An Internal Viewing is Highly Recommended

Directions Proceed from the Robin Hood roundabout in an easterly direction on the A4 towards Thatcham. Proceed through the traffic lights and over two roundabouts, staying on the A4. Then take the next right into Pound Lane. Proceed to the bottom, turning left onto Lower Way and first left into Tarn Howse Close. The property will be found on the left-hand side.



Council Tax Band: C £2260.26 pa

FIRST FLOOR
629 sq.ft. (58.4 sq.m.) approx.

Lease Remaining 98 Years Remaining

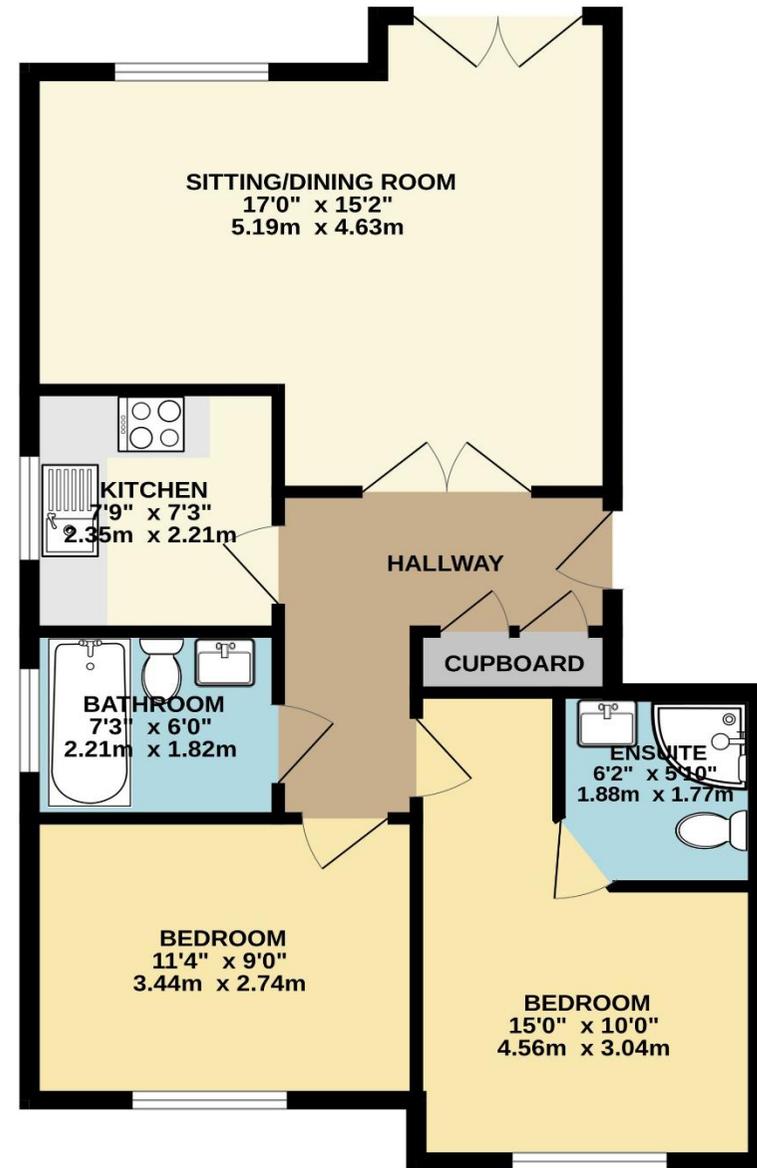
Service Charge and Buildings Insurance £1400.00 pa

Ground Rent £150.00 pa

Nearest Bus stop: Lower Way (0.1km)

Nearest Train: Thatcham (2.7 km)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 80 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



TOTAL FLOOR AREA : 629 sq.ft. (58.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract(s).

