



1 Rosen Court Turners Drive Thatcham Berkshire RG19 4QF

# **1 Rosen Court Turners Drive Thatcham Berkshire RG19 4QF**

**Guide Price £180,000 LEASEHOLD**

This is a great opportunity to purchase this ground-floor two-double-bedroom apartment on the outskirts of Thatcham town centre and on the doorstep of the mainline railway station. The property has been very well maintained. It comprises a communal lobby, a private Entrance Hall with good storage cupboards, a fabulous living room, kitchen, and dining room, and Two Bedrooms, plus the main Bathroom. Further benefits include an allocated parking space, and the development has ample visitor parking.

- ❖ **Entrance Hall with Storage Cupboards**
- ❖ **Living/Kitchen Dining Room**
- ❖ **Two Double Bedrooms**
- ❖ **Main Bathroom**
- ❖ **Gas Radiator Central Heating**
- ❖ **UPVC Double Glazing**
- ❖ **Allocated parking space and visitors' parking**
- ❖ **Presented in Very Good Decorative Order**
- ❖ **Walking distance of Thatcham Station and Town Centre**
- ❖

## **Directions**

Leave Thatcham heading south on the Broadway onto Station Road. Proceed over the mini roundabouts, continuing on Station Road. Take the fourth turning left into Turners Drive and Rosen Court will be found a short distance on the left.



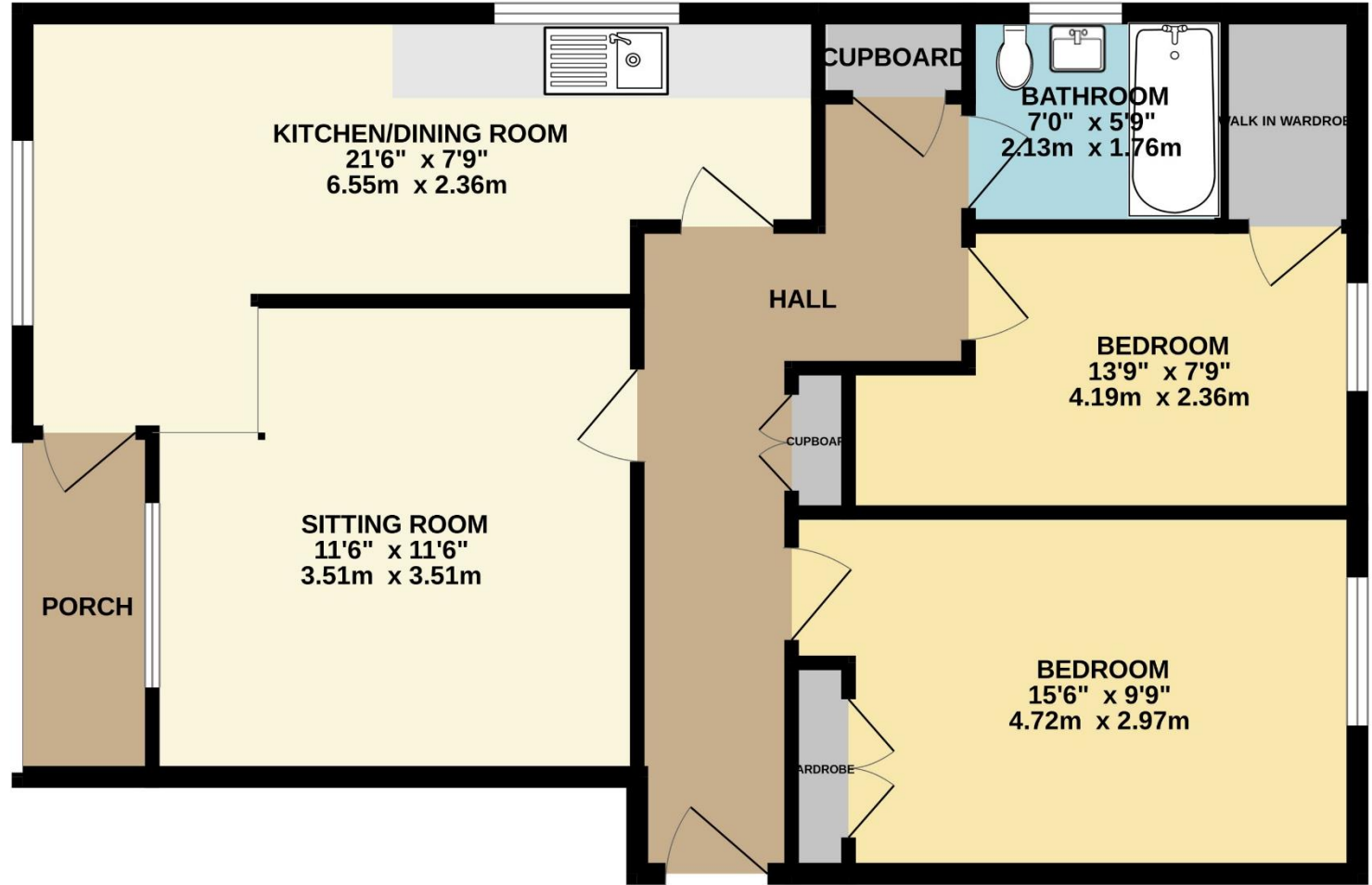
**Council Tax B** £1879.87 pa  
**Lease remaining** 124 years  
**Ground Rent** None

**Maintenance and Service Charges** To be confirmed

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**GROUND FLOOR**  
 796 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 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).

