



12 Alice Bye Court Bluecoats Thatcham RG18 4AE

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Price £48,750 25 % Share Leasehold

A popular development built in 2012, located on the doorstep of Thatcham town centre. The apartments are exclusively for residents over the age of 55, with this ground-floor apartment in an enviable position on the development.

The accommodation comprises an Entrance Hall with a large Walk-in Storage Cupboard, plus a Jack & Jill shower Wetroom with access from the Hall and a good-sized Double Bedroom. A bright and airy Sitting Room with French doors opening onto the Garden and walk through to the well-fitted kitchen, with integrated hob, electric oven and hood. There is also space for a fridge/freezer and a washing machine.

The service charge of approx. £350 per month (TBC) includes the maintenance, repairs and contribution to communal areas and the main building, utilities and support charge. There is an on-site House Manager and 24-hour care assistants available, plus an additional care package can be tailored to each resident's individual needs, at an additional cost. On-site are a resident's hairdressers and a restaurant that opens to a communal lounge. The lounge is used for all sorts of entertainment and activities, and extends into a TV Lounge Outside are multiple parking spaces surrounding the building and within a few steps of the town centre

Offered with No Ongoing Chain

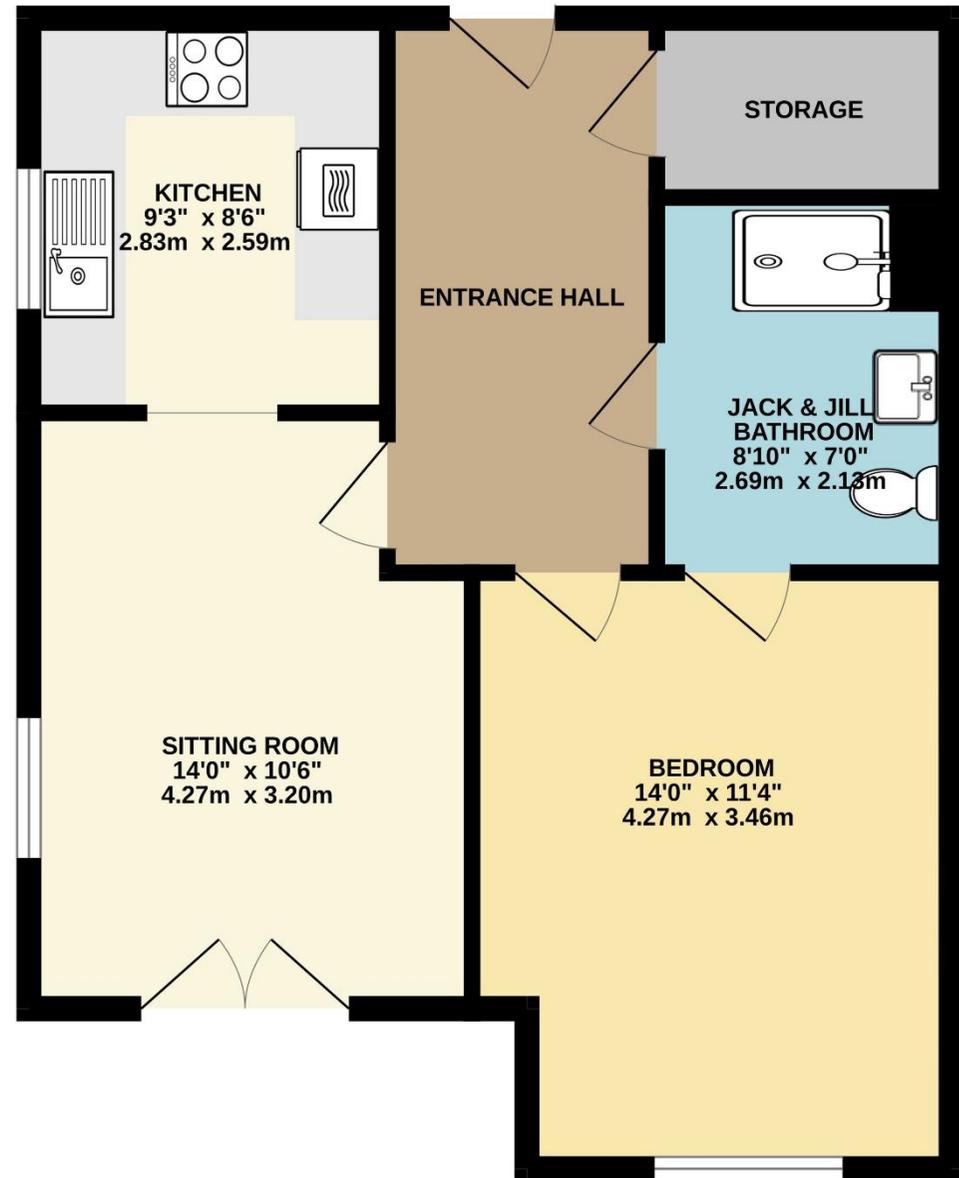
125 Year Lease from 2012 (112 years remaining)

Rent & Service Charge £796.68 per month.





GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



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

Council Tax Band: B £1879.87 pa
Nearest Bus stop: Thatcham Broadway 0.1 km
Nearest Train station: Thatcham 0.6 km

TOTAL FLOOR AREA : 543 sq.ft. (50.5 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

