



1 Vela House, Francis Close, Thatcham RG18 3GS  
Price: £242,500

## Features.

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-  2
-  2

### NO ONWARD CHAIN

## Description.

A very smart and spacious two double bedroom, two bathroom ground floor apartment. Larger than most apartments on this development. This contemporary and highly eco-efficient apartment is located on the western fringes of Thatcham close to Henwick Park.

The apartment offers security entry system, communal entrance hall, personal hallway, large L-shaped open-plan living/kitchen/dining room, master bedroom with fitted wardrobes and en-suite shower room, further double bedroom with fitted wardrobes and bathroom. The apartment has underfloor heating, allocated parking space plus additional spaces for visitors on a free for all basis and offers

### Lease details & outgoings

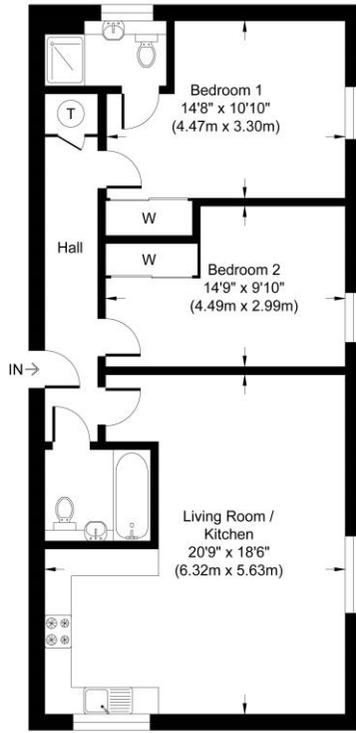
Lease: 991 years remaining.  
Ground rent: £275 p.a.  
Service charge: £1,700 p.a.



**Location.**

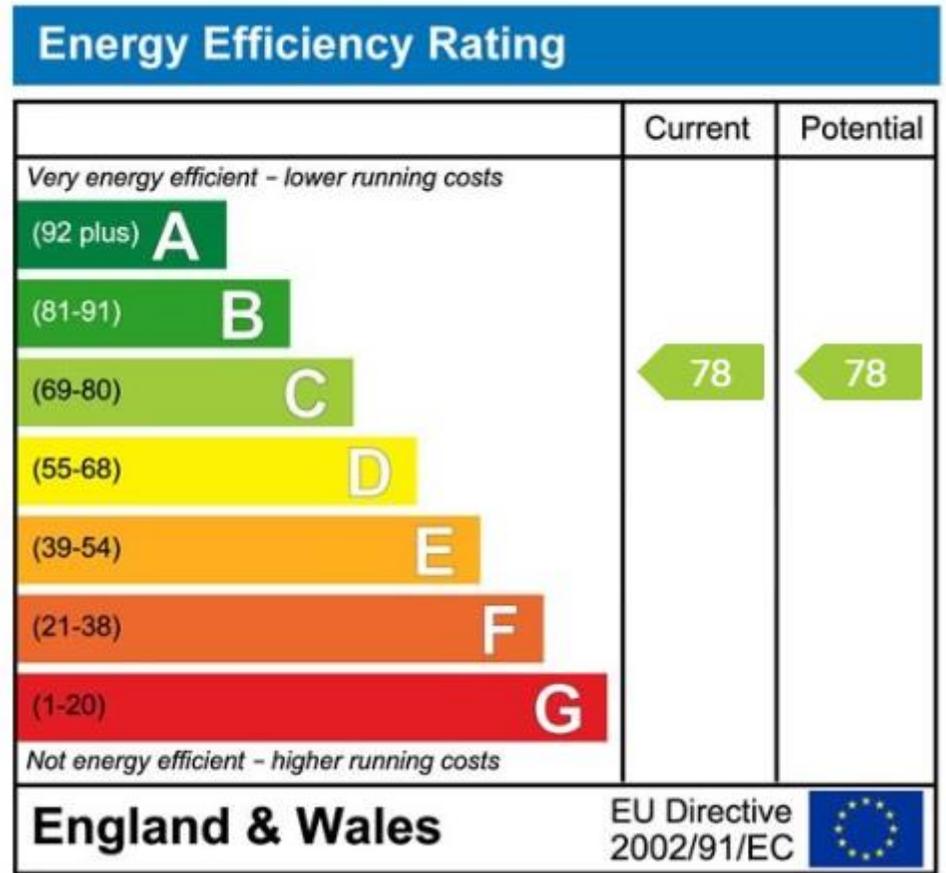
Thatcham is a small town about four miles to the east of Newbury offering an array of shops, pubs and restaurants, good primary schools and the well regarded Kennet Secondary School. There are lovely walks through the nearby nature reserve and along the tow paths of the Kennet and Avon canal. Other amenities 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.





**Vela House**

Approximate Gross Internal Area 72.88 sq m / 782.32 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**  
**2025/2026: £2,148.42.**

**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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