



DOWNER & CO

TRUSTED SINCE 1988

Flat 1, Fennel Court, Hawthorne Close,
Thatcham RG18 4LR
Price: £195,000

Features.

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-  1

NO ONWARD CHAIN

Description.

Located at the end of a quiet cul-de-sac is a light and airy two bedroom ground floor flat with its own private patio and two allocated parking spaces. The property has been well maintained and is ready to move straight into. Locally the town centre and mainline rail station are within a short walk, and there are miles of footpaths nearby.

The accommodation consists of communal security entry system, through personal front door to hall, kitchen, open plan living/dining room with dual aspects windows and french doors to the sunny west facing patio, kitchen, master bedroom, second bedroom and family bathroom. Benefits include upvc double glazing, electric heating, and well maintained communal grounds.

Lease details & outgoings:

Lease: 100 years remaining.

Service Charge: £1,800 per annum.

Ground Rent: £80 per annum



Location.

Dunston Park is a very popular development on the north eastern fringes of Thatcham close to open countryside. There are local stores and a small precinct of shops, take-away and pub close by, and it falls in the Kennet Secondary School catchment.

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.





Approximate Gross Internal Area
51.86 sq m / 558.21 sq ft

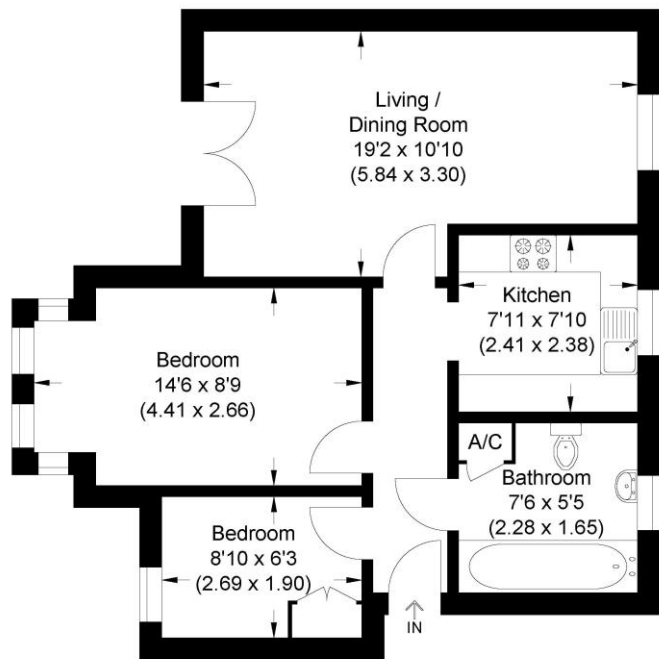
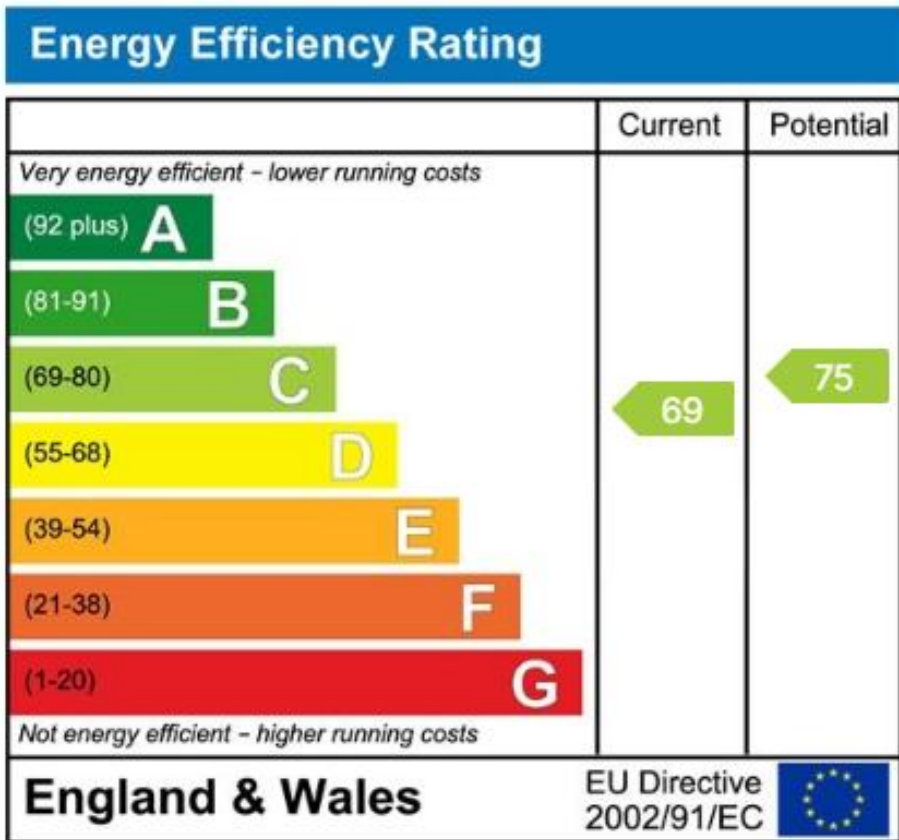


Illustration for identification purposes only, measurements are approximate, not to scale.



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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