

Property Details

FOR SALE

A 1 Bed roomed modern 2nd floor apartment tucked away in a popular area of Thatcham with no onward chain.

Price: £136,950

Ref: WBPRIC136950

Location: Thatcham

Viewings are strongly recommended



Why sell with us?

- 1 We are local, personal and passionate about what we do
- 2 We provide a unique, full service offering, all under one roof
- 3 We don't just advertise your home, we aim to sell it!
- 4 We have 20 years experience dealing with property sales and finance
- 5 Fair pricing and no hidden costs

We would like to express how delighted we are with our first home as newly weds.

We cannot recommend WestBerks Properties enough and have been ever since we moved to our friends & family.

We really can't fault the WestBerks Properties team. They are approachable, helpful and thoughtful.

Mr & Mrs D D'Cruz

This modern home is situated just off pound lane to the west of Thatcham, tucked away in a no through road and comprises of entrance hall, fitted kitchen, good size living / dining room, one good sized bedroom, bathroom and usable loft space.

The property has been well maintained and is in a great location. Benefiting from electric heating, UPVC double glazing, and off street allocated parking for one car, with additional visitors space. The property is close enough to walk to the town centre, several places of interest and has good access to A4, Newbury and M4.

Bedroom 10'6 x 10'10

Living / Dining Room 13' 10 x 10' 8

Kitchen 10' 3 x 6'

All measurements are approximate

Ground Rent is £100 per annum,

Lease Remaining is 111years,

*Maintenance is £1148 per annum

No Service charge

*As of 1st April 2014 to 31st March 2015

**Viewings are highly recommended and can be arranged by contacting WestBerks Properties
Sales agents on 01635 871087 / 01635 282752 or info@westberksproperties.co.uk**



SIDE SHOT



LIVING / DINING ROOM

KITCHEN



This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-81) B			
(80-80) C		73	78
(66-88) D			
(38-64) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-81) B			
(80-80) C			
(66-88) D		66	70
(38-64) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



BEDROOM



LIVING / DINING ROOM



BATHROOM