

9 Saxon Court, Thatcham, RG19 3TF

Leasehold

Offers over **£180,000**

jones robinson

SIMUL MOVERE



An extremely deceptive, two double bedroom apartment situated in a convenient yet quiet location.

- 2 Bathrooms
- Allocated parking space
- No onward chain
- Deceptive size
- Convenient location
- Popular with first time buyers
- Great access to Thatcham railway station

SITUATION

Saxon Court is a well-established residential development situated within the popular town of Thatcham, ideally positioned between Thatcham and Newbury.

Thatcham is a market town that offers a range of shops, supermarkets, schools and the Nature Discovery Centre, as well as being a short drive away from Newbury which has an excellent range of leisure and entertainment facilities including, of course, Newbury Racecourse. Thatcham itself has its own railway station, benefitting from the direct line to London Paddington, and excellent road links via the A34 and M4 motorway.

DESCRIPTION

Upon entering the property, you are welcomed into a central hallway which provides access to all principal rooms, creating a well-balanced and practical layout. To the right you'll find a spacious reception room, enjoying a pleasant outlook and offering ample space for comfortable seating, making it ideal for relaxing. Positioned to the left is a well-appointed kitchen/breakfast room, thoughtfully arranged to maximise both storage and workspace, with space for dining. Its layout makes it a sociable hub of the home, perfect for day-to-day living. The property offers two well-proportioned double bedrooms, both accessed from the hallway. The main bedroom benefits from its own en-suite shower room, providing added convenience and privacy, while the second bedroom is equally generous in size and offers flexibility for use as a guest room or study. A family bathroom is also conveniently located off the hallway, serving the second bedroom and visitors alike. Overall, the layout is both functional and well-proportioned, offering a comfortable flow between living and sleeping spaces, ideal for a range of buyers.













OUTSIDE

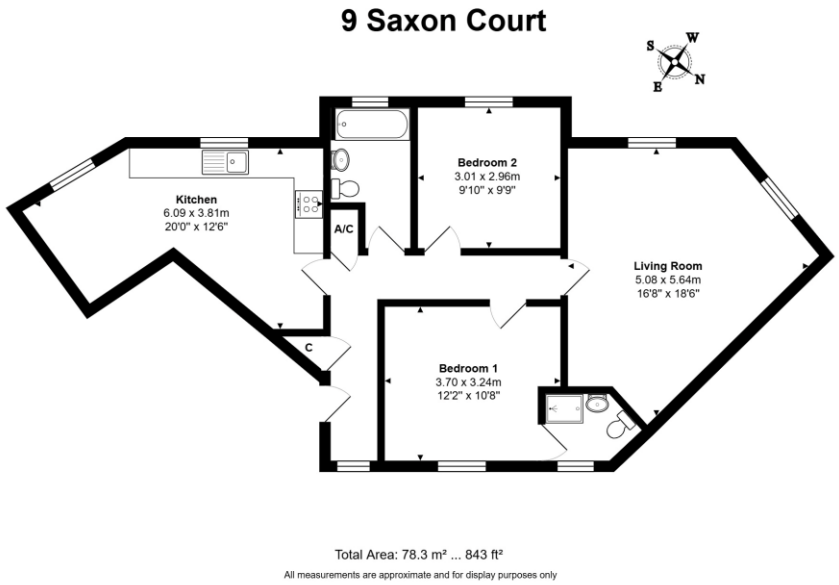
The property benefits from well-maintained communal grounds, providing pleasant outdoor surroundings for residents to enjoy. In addition, there is an allocated parking space, along with a number of visitor bays, offering convenient parking for both homeowners and guests.

What3Words: vibe.topped.union

SERVICES & MATERIAL INFORMATION

All mains services are connected except gas.
The property operates on night storage heaters.
EPC rating: E Council tax band: C
Length of lease 98 years from date of listing.
Annual ground rent amount: £150
Ground rent review period: Annual
Annual service charge amount: £1,680
Service charge review period: Annual





Total Area: 78.3 m² ... 843 ft²

All measurements are approximate and for display purposes only

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