

25 St. Thomas Court, Thatcham, Berkshire, RG18 4QJ

Leasehold

Guide Price **£165,000**

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SIMUL MOVERE



A well-presented first-floor maisonette, conveniently located within a 10-minute walk of the town centre. The property is offered with no onward chain and benefits from communal gardens and ample off-road parking.

- Well-presented two-bedroom first-floor maisonette
- Modern fitted kitchen
- Contemporary bathroom suite
- Spacious lounge/dining room
- Two generous double bedrooms
- Communal gardens to the rear
- Ample off-road parking
- Presented in excellent condition throughout

SITUATION

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

This smartly presented first-floor maisonette offers well-proportioned accommodation extending to approximately 608 sq. ft. The property benefits from a private entrance leading into a welcoming reception hall. It features a modernised kitchen, a spacious living/dining room situated to the rear, a contemporary bathroom with a three-piece suite, and two generously sized bedrooms.

Leasehold Information

Length of lease **69** years from date of listing

Annual ground rent amount: **£100**

Ground rent review period: **Annual**

Service charge amount: **£706.30**

Service charge review period: **Annual**













OUTSIDE

The communal gardens to the rear are predominantly laid to lawn, providing a pleasant outdoor space. The property also benefits from ample parking to the front.

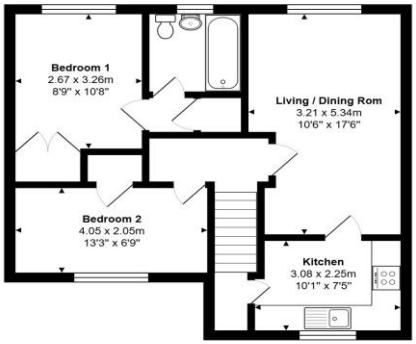
SERVICES & MATERIAL INFORMATION

All mains services are connected including gas.
EPC rating: C
Council tax band: B

What3words: defend.hours.first



25 St. Thomas Court



Total Area: 56.5 m² ... 608 ft²

All measurements are approximate and for display purposes only

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