



Pound Lane

Cricketts



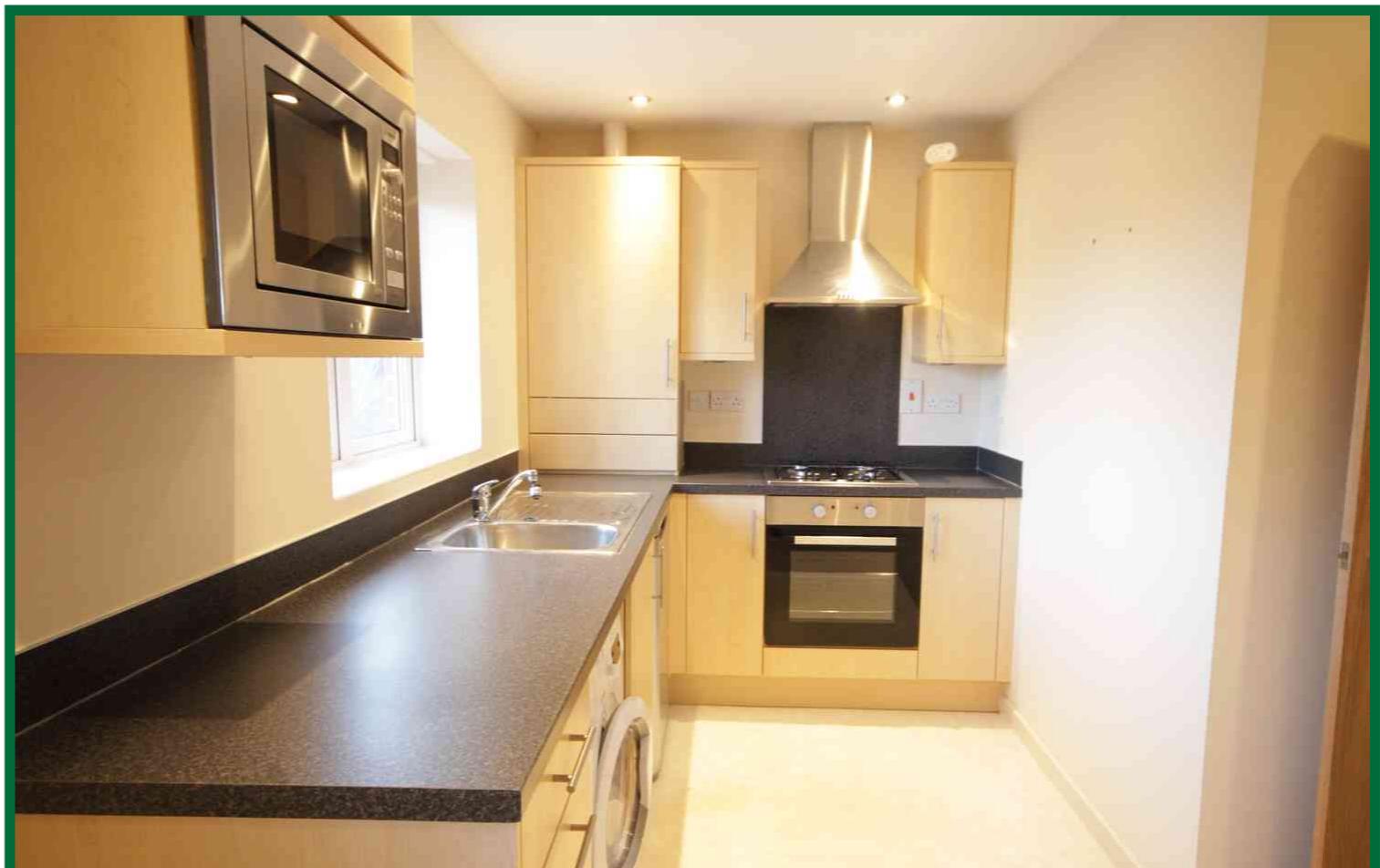
- Top floor apartment
- Two bedroom and two bathrooms
- No onward chain
- Parking
- Close to local amenities

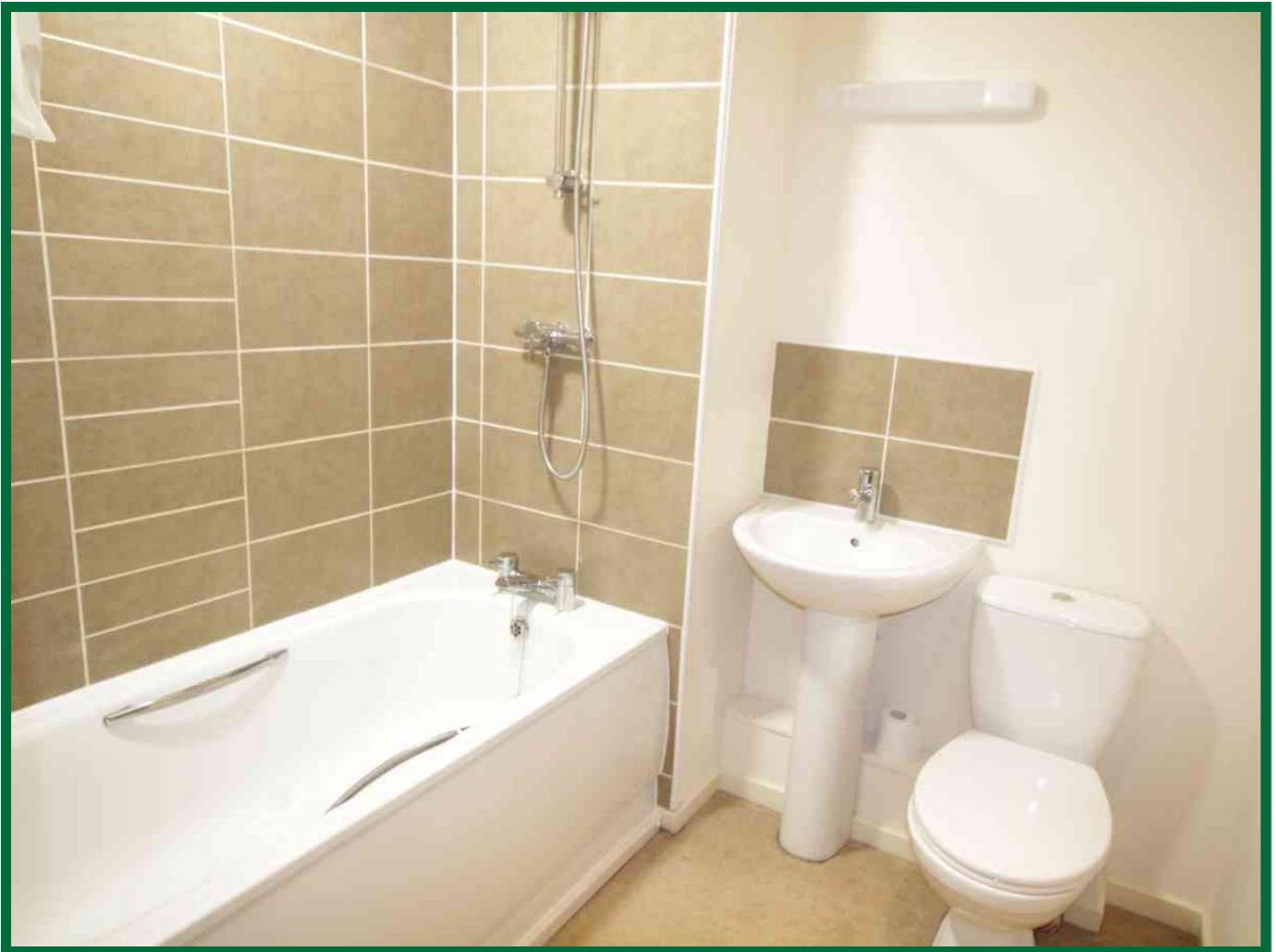
A second floor apartment situated in a prime residential location on the fringe of Thatcham and Newbury with easy access to the A4 and the M4 junct. 13. Excellent walks around Thatcham Nature Reserve and the lakes close-by.

This apartment benefits from having the best view/outlook of the building spanning across all four windows on the top floor, bringing in natural light in each main room.

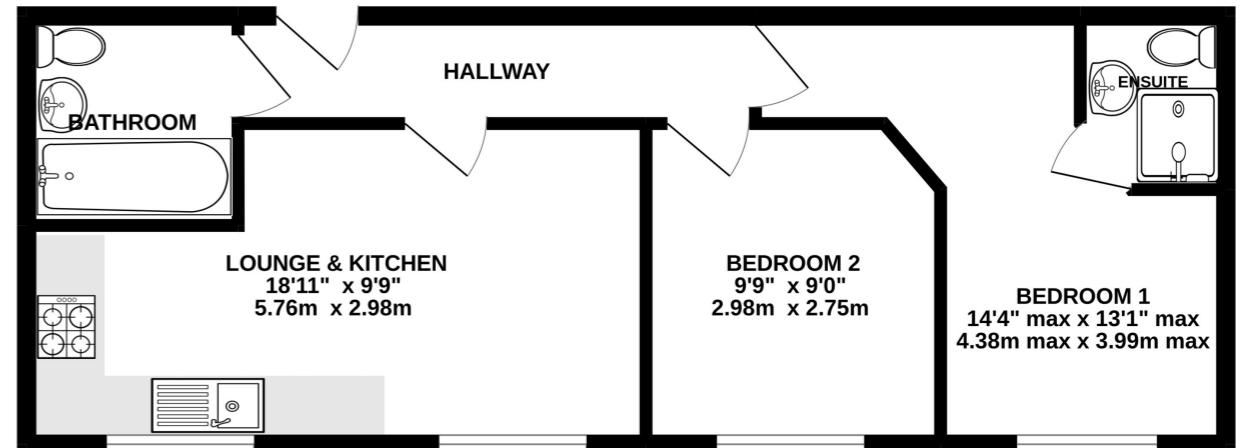
The property has been very well maintained over the years and offers very light and airy accommodation comprising: Communal hallway with security intercom system, hall, lounge which is open plan to the kitchen which has a range of kitchen cabinets with work surface built in single oven, hob and extractor, master bedroom with en suite shower room, second double bedroom and bathroom.

To the outside there is allocated parking for one car, additional visitors parking and a communal garden to the rear.





LIVING SPACE
479 sq.ft. (44.5 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- **Electricity:** Mains Supply.
- **Heating:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** C

TOTAL FLOOR AREA : 479 sq.ft. (44.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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