



Pound Lane

Cricketts



- 🏠 Entrance hall with security intercom
- 🏠 Open plan lounge/ kitchen
- 🏠 Master bedroom with en suite shower room
- 🏠 Second double bedroom
- 🏠 Bathroom
- 🏠 NO ONWARD CHAIN
- 🏠 Council tax band C
- 🏠 Gas fired central heating
- 🏠 Allocated parking space

#### DESCRIPTION

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.

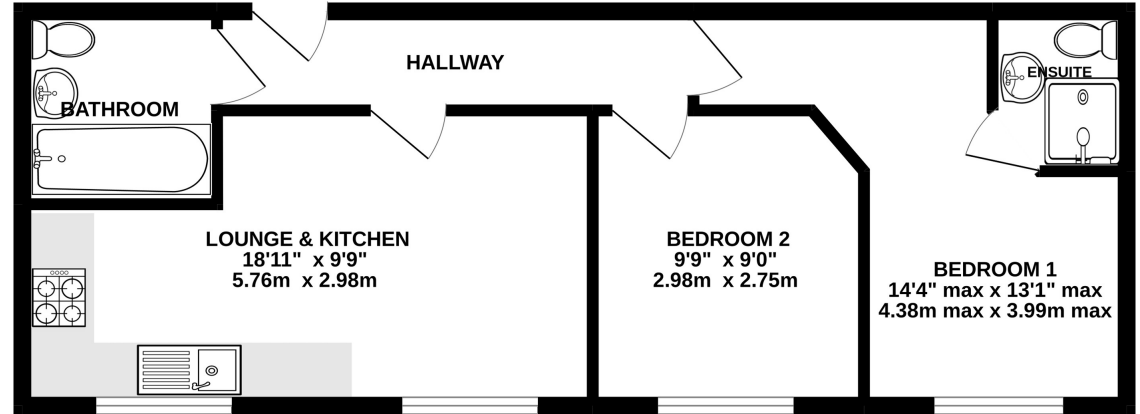
## Directions

Proceed east along the A4 for approx. one mile just after the crossroads take the right hand filter lane sign posted Lower Way. Take the second turning on the left into Pound Lne and Brunel House will be found on the left.

## Local Information

Thatcham is a thriving market town, which is claimed to be the oldest inhabited village in Britain. Thatcham straddles the River Kennet, the Kennet and Avon canal and the A4 and neighbours the popular town of Newbury. It boasts its own high street with many shops, restaurants and public houses. There are further comprehensive facilities in Newbury & Reading, both of which are an easy commute. It is home to Thatcham Nature Discovery Centre which is packed full of interactive wildlife and natural history displays. There is a network of footpaths, a bird hide and the Lakeside Cafe where you can enjoy homemade food and drinks looking out over the lake. Bowdown Woods, the Berks, Bucks, & Oxon Wildlife Trust's biggest woodland reserve in Berkshire, is also nearby and hard to beat for sheer variety of wildlife throughout the year. For sporting enthusiasts, Thatcham offers football, rugby, cricket and bowling clubs plus a leisure centre with swimming pool and supporters club. There are several schools situated in and around Thatcham in both the private and state sectors, from pre-schools, to secondary schools.

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



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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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



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