



Francis Close

Cricketts

# Flat 2 Perseus House, Francis Close, Thatcham, Berkshire. RG18 3GR.

£220,000 Leasehold



- Ground floor apartment
- Underfloor Heating Throughout
- Two bedrooms
- Triple glazing
- open plan kitchen/ Diner
- Two bathrooms
- Lease: 118 years
- Allocated parking

An impressive two double bedroom ground floor apartment, set within a desirable purpose-built development on the fringe of Thatcham town. Finished to a high standard throughout, this superb home offers spacious, modern living with the benefit of allocated parking.

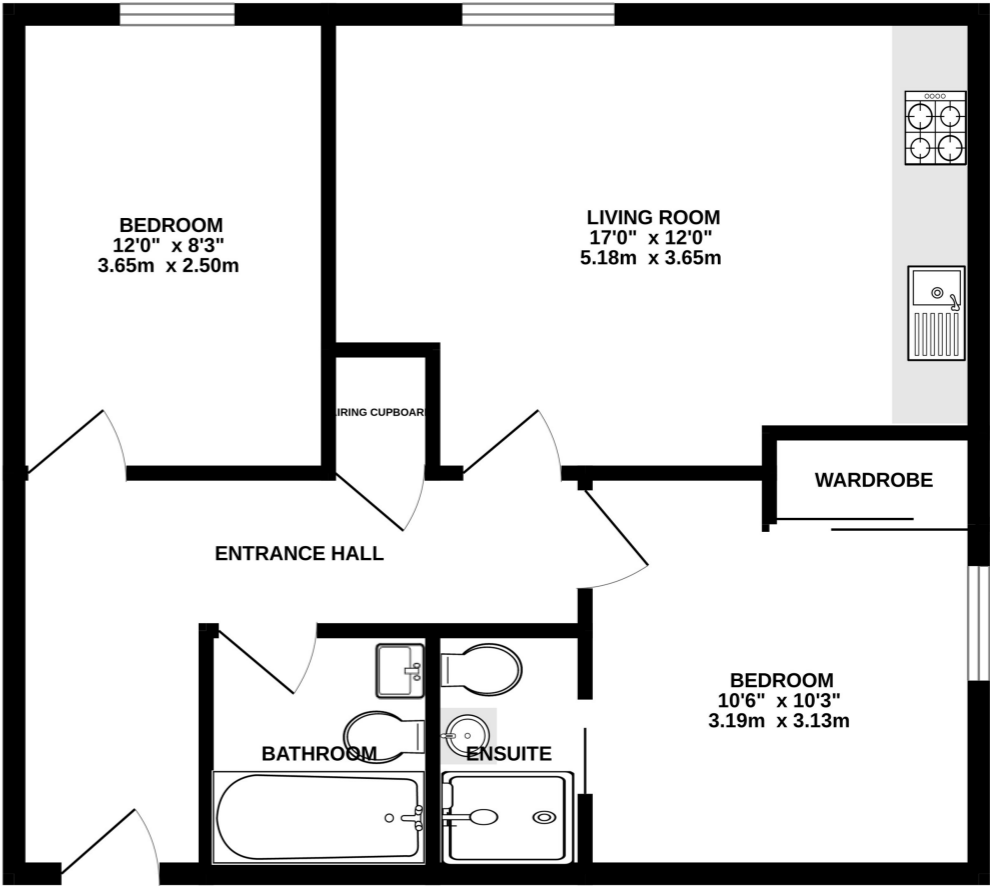
The property is accessed via a secure communal entrance with an intercom entry system, providing both convenience and peace of mind. Inside, the apartment boasts a generous open-plan living/dining area, seamlessly flowing into a well-appointed kitchen with ample storage and integrated appliances. The principal bedroom is a standout feature, complete with fitted wardrobes and a stylish en suite shower room. The second bedroom is also a generous double, served by a contemporary family bathroom.


Outside, residents enjoy well-maintained communal grounds, alongside allocated parking and additional visitor spaces. Ideally positioned within easy reach of Thatcham town centre, local amenities, excellent schools, and the railway station, this property combines modern comfort with superb connectivity.





GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	82	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

TOTAL FLOOR AREA : 565 sq.ft. (52.5 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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