



Tarn Howes Close

Cricketts



#### DESCRIPTION

Situated on the edge of Thatcham town centre, this delightful first-floor, purpose-built apartment offers an excellent combination of convenience and tranquility. Nestled near the Thatcham Discovery Centre, the property is surrounded by stunning lakes and nature trails, perfect for scenic walks.

The apartment boasts exceptional connectivity, with Thatcham railway station within walking distance, and easy access to the A4 and M4 Junction 13, approximately 4 miles away.

Immaculately maintained by its current owner, the property offers well-proportioned living spaces designed for comfort and practicality. The accommodation includes: Communal Entrance: Secure entry system with intercom for peace of mind. Hallway: Welcoming entrance leading to all rooms. Lounge/Dining Room: Spacious and bright living area, ideal for relaxing or entertaining. Fitted Kitchen: Modern and functional with ample storage. Two Double Bedrooms one of which has an en suite shower room, the bedrooms are generously sized, providing flexibility for guests, family, or a home office. Bathroom: Well-presented and stylish, with quality fixtures and fittings.

Externally, the apartment benefits from allocated parking and additional visitor parking, ensuring convenience for residents and their guests.

-  **NO ONWARD CHAIN**
-  **Communal entrance hall with security intercom**
-  **Lounge/ diner**
-  **Kitchen**
-  **Master bedroom with en suite shower room**
-  **Second bedroom**
-  **Main bathroom**
-  **Communal gardens**
-  **One allocated parking space**
-  **Approx 100 years remaining on the lease**
-  **Approx £105 per month maintenance charge**
-  **Approx £100 per year ground rent**
-  **Council tax band C**
-  **Double glazing throughout**

## Directions

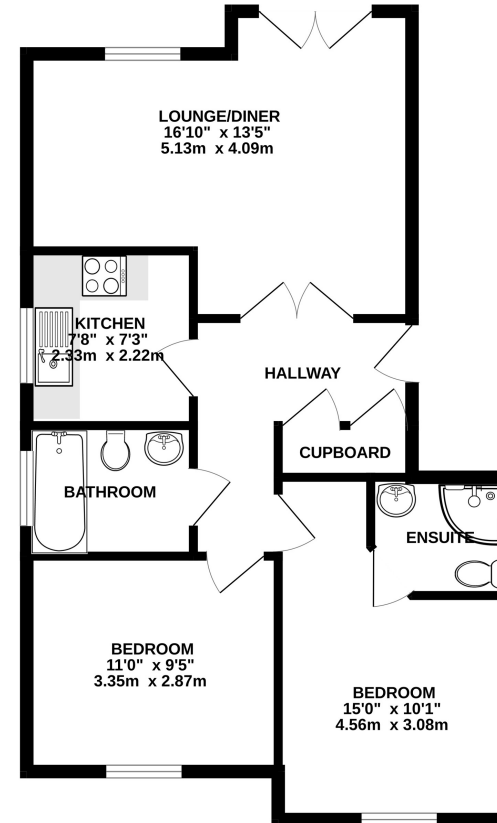
Proceed East out of Newbury on the A4 for approx. 2.5 miles continuing through the Hambridge Road traffic lights. At the next set of traffic lights take a right turning into Lower Way. Continue along the road approx 0.5 miles passing the Newbury Leisure Park and Pound Lane. Turn left into Tarn Howes Close and the property will be found in the block of apartments straight ahead On the right.

## 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.

In terms of communications, Thatcham has a mainline railway station with direct connections to Reading and London Paddington. Newbury is approximately 3 miles away, with access onto the A34, A339 and junction 13 of the M4, which is just north of Newbury.

FIRST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 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.

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>	79	81
(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	



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