



LEASEHOLD GUIDE PRICE

**£210,000**

**30 Adwood Court**

Thatcham RG19 4ES





**Situated in a quiet development in central Thatcham is this beautifully presented, two-bedroom, top floor maisonette. Benefits include redecoration, and new flooring.**

- Off road parking
- Close to Thatcham Railway Station
- Cul-de-sac location

- Two bedrooms
- Re-fitted bathroom
- Modern kitchen



## **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**

A beautifully presented maisonette situated in a quiet cul-de-sac development, close to Thatcham town centre. The property is conveniently near to Thatcham Railway Station and is ideal for first time buyers and investors due to its 965-year lease. The accommodation includes an entrance hall with a storage cupboard, living/dining room, kitchen with new built-in oven and hob, two bedrooms, and a re-fitted bathroom. The onward chain is already secured to allow a swift transaction.







## OUTSIDE

Outside there is allocated parking, and a pretty, well-maintained communal garden.

## SERVICES AND MATERIAL INFORMATION

All mains services are connected except gas and the property operates on new electric radiators, and a replacement hot water system.

Council tax band: C    Energy efficiency rating: D

Length of lease: 965 years from date of listing

Annual ground rent amount: £100

Ground rent review period: Annually

Annual service charge amount: £750

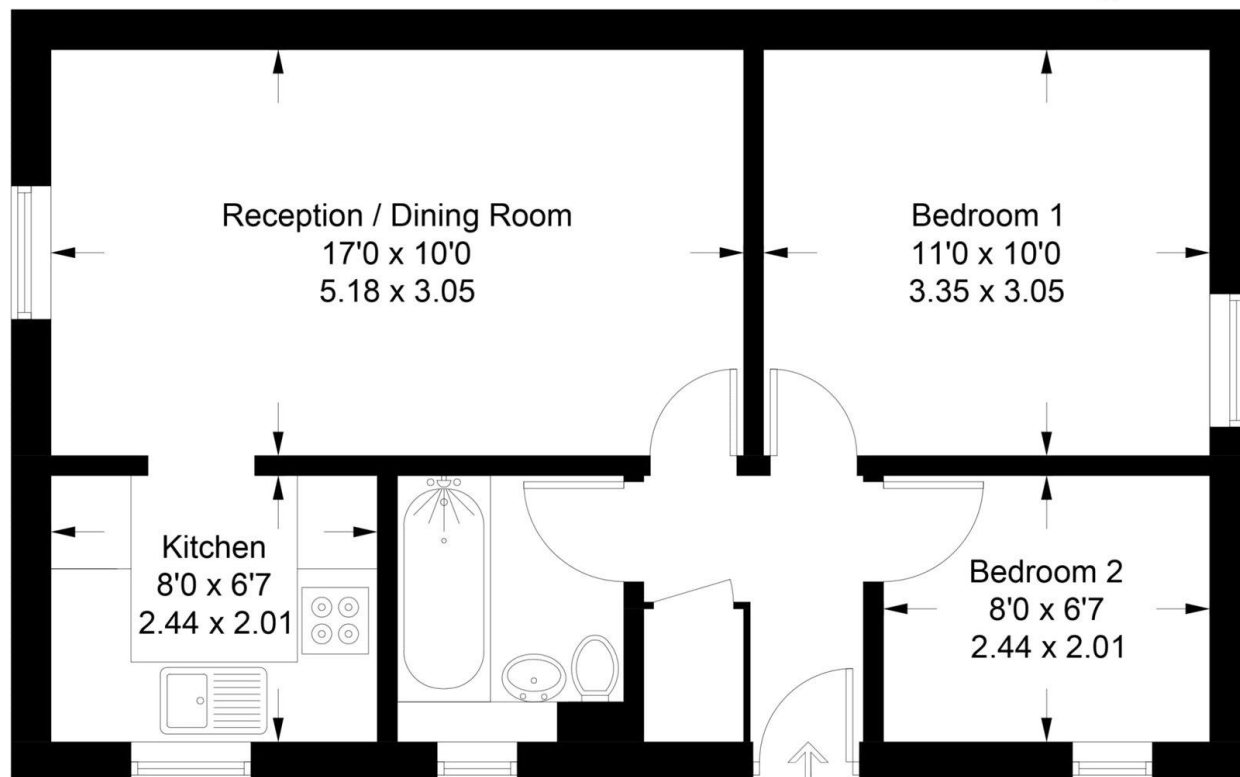
Service charge review period: Annually





## 30 Adwood Court

Approximate Gross Internal Area = 45.7 sq m / 492 sq ft



First Floor



what3words:///puppy.poster.shared



SIMUL MOVERE

Jones Robinson  
118 Bartholomew Street  
Newbury  
RG14 5DT

01635 35010  
sales@jonesrobinson.co.uk  
www.jonesrobinson.co.uk

If there are any queries in relation to these property particulars, please contact this office to check the information. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. The Jones Robinson Group and the vendors of this property give notice that:

**1)** The sales particulars are intended to provide accurate and reliable information regarding the property for the guidance of intending purchasers. Whilst all descriptions, reference to condition, dimensions, areas, and measurements are believed to be accurate any intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection as to their correctness. **2)** The particulars do not constitute part of an offer or contract with prospective purchasers. **3)** All curtains, carpets, blinds equipment, light fittings and fixtures are deemed to be removable by the Vendor unless specifically negotiated with the sale of the property. **4)** No person in the employment of the Jones Robinson Group has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of the Jones Robinson Group, nor enter into any contract on behalf of the vendor. **5)** We offer a wide range of services through third party providers including solicitors, mortgage providers, EPC suppliers and other contractors. You are under no obligation to use these services and it is Your discretion whether You choose to deal with these providers or use Your own preferred supplier. Our mortgage provider pays us a referral fee, the amount of which varies depending on the individual mortgage, however, the average fee received by us is £223.50 per referral (based on total referrals across all Jones Robinson offices in 2023). Our recommended mortgage provider is FirstXtra. For referrals to our recommended conveyancing firm, the average referral fee is £407 per referral (based on total referrals across all Jones Robinson offices in 2023). Our recommended conveyancing firms are The Live Organisation and Angel Wilkins. Our contractors (including EPC providers) pay Us an average fee of £25 per referral (based on total Jones Robinson Group referrals in 2023). Full details of our referral fees are listed on our website.

