



1 LIME TREE COURT
Thatcham

Carter Jonas

1 LIME TREE COURT THATCHAM RG18 3GE

- Newbury 3 miles
- Newbury mainline station 3.6 miles (49 minutes to London Paddington)
- M4 (Jct 13) 6 miles

Sitting room/dining room · Kitchen · Cloakroom
Master bedroom with en-suite bathroom · Second bedroom with en-suite shower room
EPC rating C

SITUATION

Thatcham is a popular residential area to the east of Newbury. Communications from here are good, with access to the M4 at junction 13 Chieveley or at junction 12 Theale and a mainline train service from Thatcham giving access to London Paddington. There are plenty of shopping and leisure facilities in Thatcham and the centre benefits from a Waitrose and Costa Coffee. There is a good choice of doctor's surgeries, dentists and the Community Hospital is nearby. Thatcham is also very popular with families looking for good schooling with the Kennet Secondary School and numerous well regarded primary schools.

DESCRIPTION

This two-bedroom maisonette in sought-after Thatcham offers light and airy living accommodation, together with a superb location within easy reach of the town centre. Occupying a central position in a modern development, the feel of the property is pleasant and welcoming throughout. On the ground floor there is a generous reception and dining room, with French doors leading onto the communal gardens to the rear, while there is a well-appointed kitchen with integrated appliances, including a gas hob with an extractor fan, an oven and a dishwasher. Upstairs you will find two generous double bedrooms en-suite, the master with a bathroom, while the second bedroom has a shower room.

A SPLENDID TWO-BEDROOM MAISONETTE, BENEFITTING FROM WELCOMING ACCOMMODATION AND TWO GENEROUS DOUBLE BEDROOMS, SET IN A DESIRABLE LOCATION CLOSE TO THATCHAM TOWN CENTRE



OUTSIDE

To the front of the property there is a shared paved driveway offering parking for residents, while to the rear there is a paved terrace and communal, southwest-facing landscaped walled gardens, with extensive lawns and a shared barbecue area.

ADDITIONAL INFORMATION

Accommodation: Please see floorplan on this brochure.

Tenure: Leasehold - 125 years from 2006. Ground Rent - approximately £200 p.a. Service Charge - approximately £2,000 p.a.

Local Authority: West Berkshire Council - 01635 551111

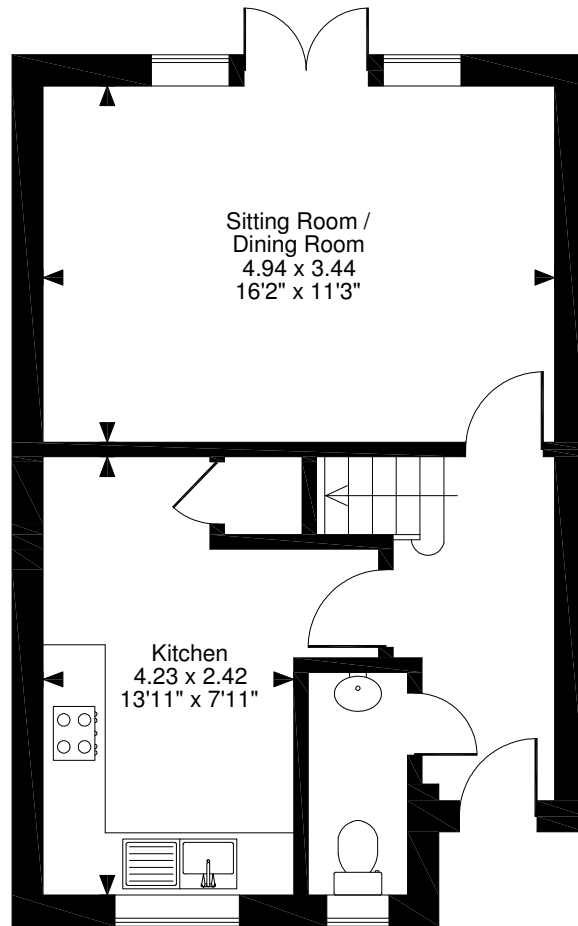
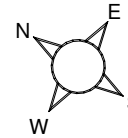
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010.

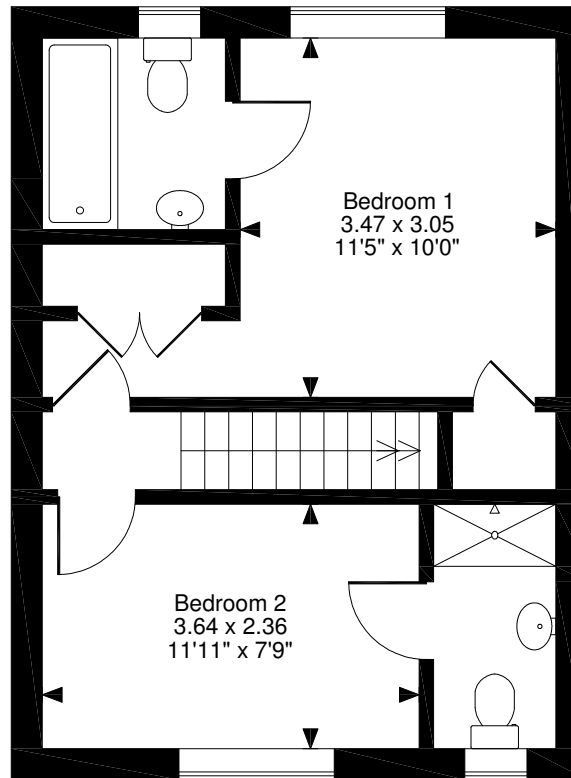
Directions: RG18 3GE: From Newbury take the A4 into Thatcham. At the traffic lights in the centre of town turn left into Park Lane, take the next turning left into Stephenson Close and Lime Tree Court can be found on the left hand side.



Lime Tree Court Park Lane, Thatcham
Approximate Gross Internal Area
767 sq ft / 71 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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