



FLAT 5 ALICE BYE COURT

£149,950

Carter Jonas

FLAT 5 ALICE BYE COURT BLUECOATS THATCHAM RG18 4AE

- Thatcham High Street and shops opposite
- Thatcham railway station 2 miles
- M4 and A34 4 miles

Over 55's retirement flat · bright and spacious with patio area · modern well-equipped kitchen · opening to a lovely sitting room with patio door to outside · modern and practical wet room style shower room · communal areas for socialising · laundry · guest suite for visitors · communal gardens and residents parking · Energy 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.

DESCRIPTION

A lovely modern and beautifully presented flat well located in this desirable retirement development offering excellent facilities for enjoyable retirement living. The flat offers a generous entrance hall with large walk-in store cupboard leading to a modern and high quality wet room with shower. To the left there is a comfortable sitting room with patio door giving views and access onto a patio and beyond to communal grounds, this opens to a modern well-equipped kitchen. The bedroom is a generous double with additional access to the wet room, giving an ensuite facility when required.

A SUPERBLY PRESENTED AND MODERN ONE BEDROOM RETIREMENT FLAT, IN A MODERN COMPLEX IN THE TOWN CENTRE OF THATCHAM. THE PROPERTY BENEFITS FROM IMPRESSIVE KITCHEN, LOVELY WET ROOM WITH SHOWER AND PRIVATE RESIDENTS PARKING. OFFERED FOR SALE WITH NO ONWARD CHAIN.



There are alarms for assistance in each room and 24 hour staff assistance available if required. The development also benefits from communal lounges, restaurant, laundry, guest flat for overnight visitors and outside areas of smart patios and gardens to enjoy. Residents parking is also available.

A 75% share is available at the guide price listed, with West Berkshire Council owning the remaining 25%.

ADDITIONAL INFORMATION

Tenure: Leasehold - 125 years from July 2012. The Service Charge (From 1st April 2024 is £535.00 per month). There is an additional £32.20 a week to pay to West Berkshire Council because Alice Bye Court is an Extra Care Facility (alarmed flat etc).

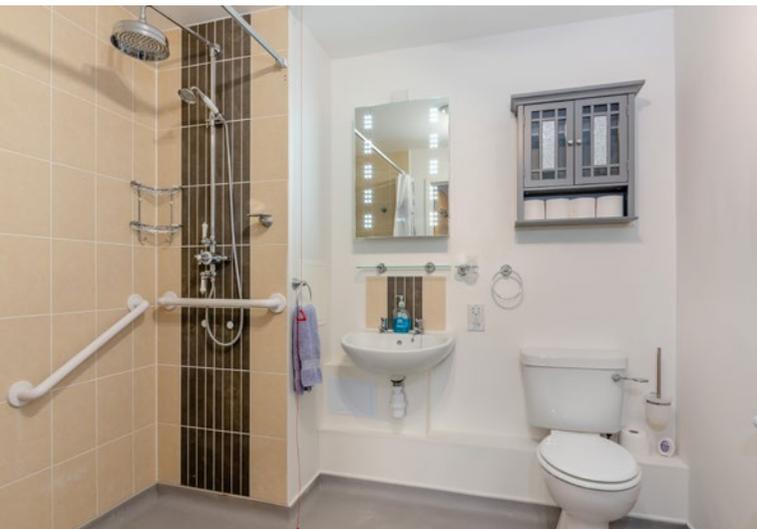
Services: Mains electricity, water and drainage

Local Authority: West Berkshire Council - 01635 551111

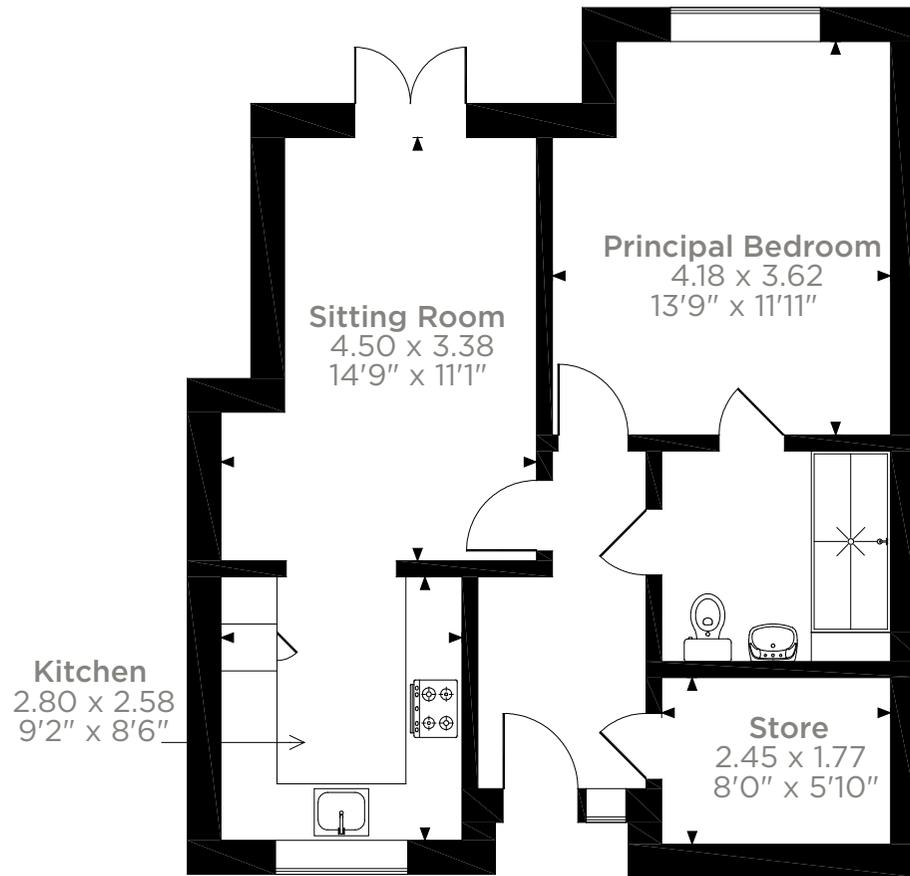
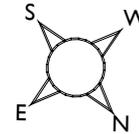
Council Tax: Band B

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG18 4AE



5 Alice Bye Court, Bluecoats, Thatcham
 Approximate Gross Internal Area
 53 Sq M/570 Sq Ft



Lower Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 78 C | 78 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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