



15 Artillery Drive Thatcham Berkshire RG19 4RW

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Price Guide £179,950 Leasehold

An excellent opportunity for an investment purchase. This beautifully presented top floor apartment is being marketed at a price for a very quick sale. The property is being offered with vacant possession and no ongoing chain. Comprising Entrance Hall with telephone entry system. Well fitted Kitchen with newly fitted contrasting door fronts. Spacious Living Room with ample space for Dining Area. Two Bedrooms and newly fitted Shower/Bathroom. Enjoying panoramic views to the south towards Greenham Common and Inkpen Hill. Outside Communal area includes an Allocated Parking space. UPVC Double Glazing and Gas Radiator Central Heating.

To avoid disappointment Early Viewing is Recommended

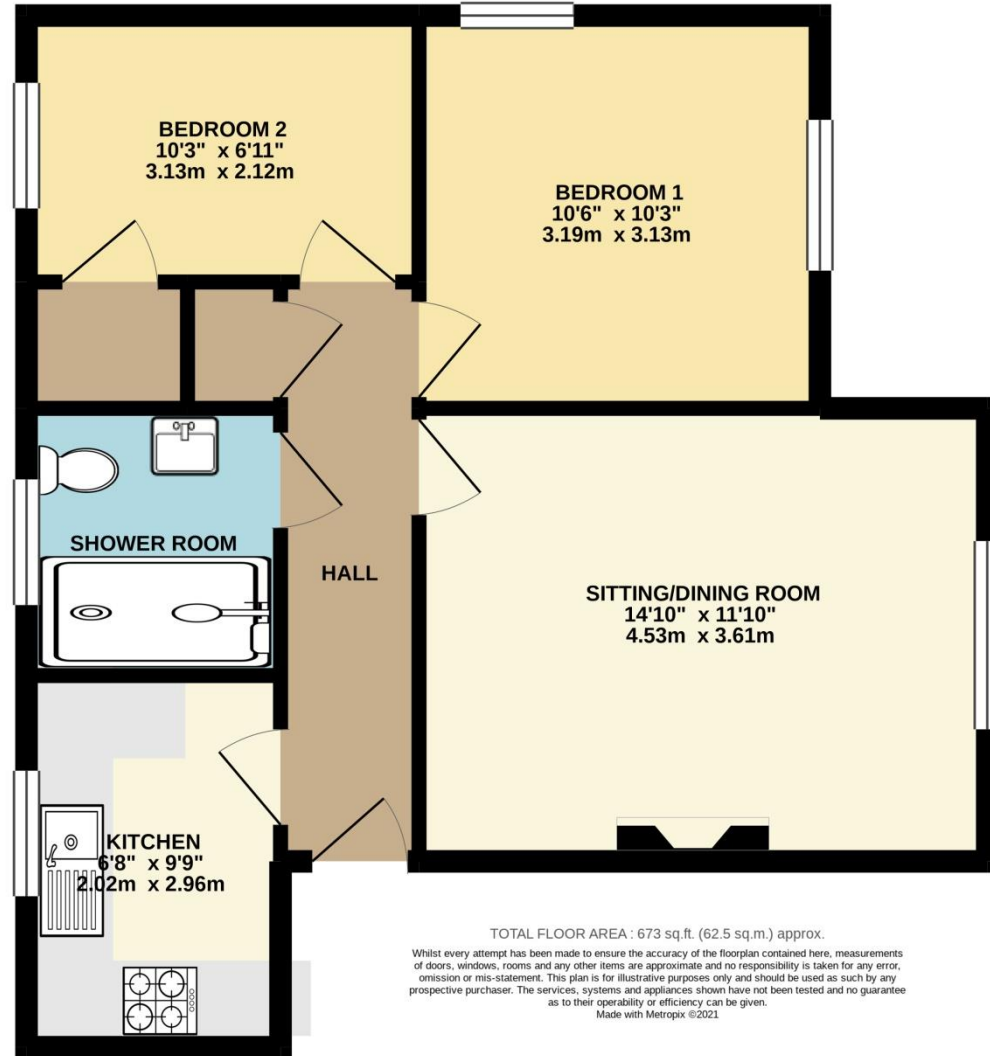
Offered with No Ongoing Chain

Directions: Leave Thatcham Town Centre in a southerly direction from the Broadway onto Station Road. Proceed over the mini roundabouts continuing on Station Road. Proceed over a small mini roundabout and at the next main roundabout take the second exit onto Urquhart Road. Take the first turning left into Battalion Way keeping left into Artillery Drive. The apartment will be found on the left overlooking the green.



SECOND FLOOR
673 sq.ft. (62.5 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Lease 137 years remaining

Service Charge and Insurance £1613.50 pa

Ground Rent £250.00 pa

Council Tax Band: C £1716.10pa

Nearest Bus stop: Urquhart Road 0.2 km

Nearest Train station Thatcham 0.2 km

NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

