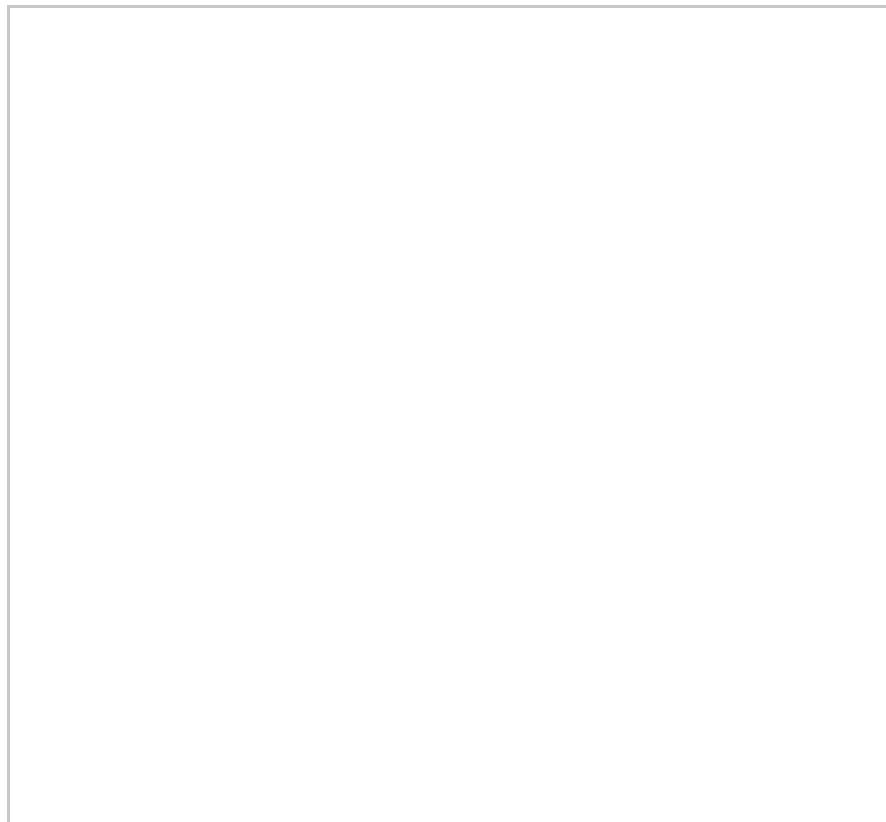


2 Barnes Court Station Road  
, Thatcham, RG19 4QZ  
£900 Per Month



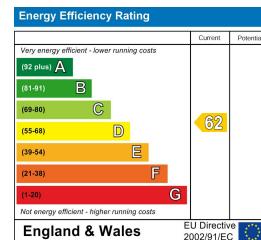
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Girard Lettings Office on 01635 551911 if you wish to arrange a viewing appointment for this property or require further information.



Well proportioned, 1 bedroom ground floor flat with off road parking, located on the edge of Thatcham Town Centre, with great road links and within walking distance to Thatcham Mainline Station.

Front door leads to bright lounge, archway to kitchen and bathroom with shower over bath. To the rear of the property is the double bedroom.

Outside, the property benefits from off road parking.

**\*\*AVAILABLE BEGINNING OF MAY\*\***

EPC: Band C.

COUNCIL TAX: Band B, West Berkshire Council = £1,879.87 for 2025/26

ENERGY: Mains electric - Electric heating via modern heaters.

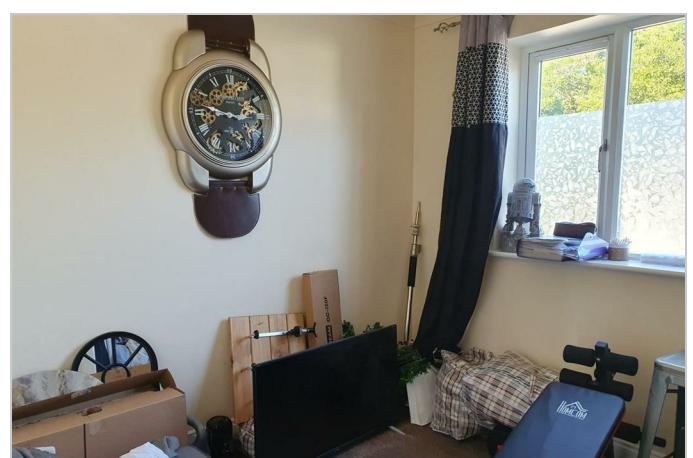
INTERNET & MOBILE: Further information on availability and speeds can be found at: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

### DEPOSIT INFORMATION:

At a rent of £950 per calendar month:

Total Tenancy Deposit = 5 weeks rent £1095

(Holding Deposit = 1 weeks rent £219)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.