



3 Barnes Court Station Road

, Thatcham, RG19 4QZ

£975 Per Month



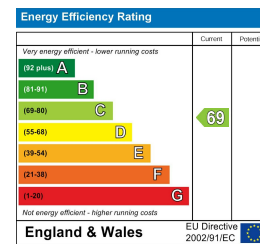
## Floor Plan



## Area Map

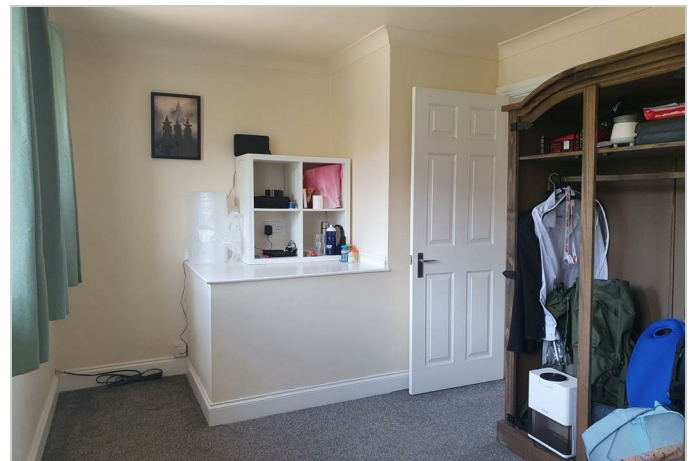


## Energy Efficiency Graph



## 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.



VIEWINGS FROM MONDAY 27TH APRIL.

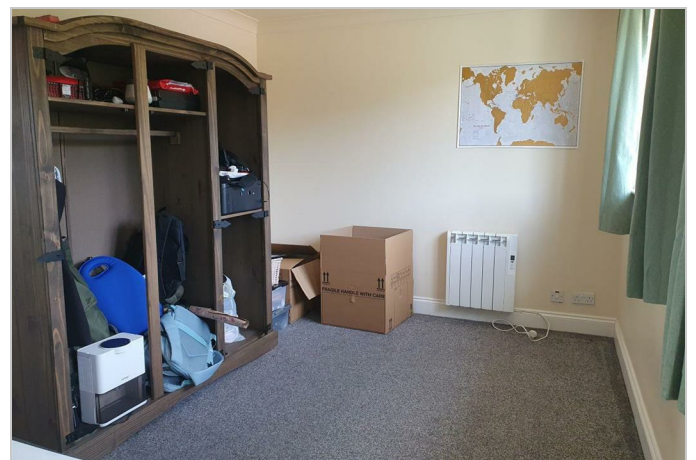
Smartly presented 1 bedroom first floor flat with off road parking for 1 car, located on the edge of Thatcham Town Centre, with great road links and within walking distance to Thatcham Mainline Station.

Front door and stairs lead to spacious landing, to the front of the property is the double bedroom, smart modern kitchen with room for tenants own small fridge freezer and washing machine. Bathroom with shower over bath. To the rear of the property is the lounge.

Outside, the property benefits from off road parking for 1 car.

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

EPC: Band C.  
COUNCIL TAX: Band B, West Berkshire Council = £1,977.73 for 2026/27  
ENERGY: Mains electric - Electric heating via modern heaters.  
INTERNET & MOBILE: Further information on availability and speeds can be found at:



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

The Gate House, 90 Bartholomew Street, Newbury, Berkshire, RG14 5DY  
Tel: 01635 551911 Email: mail@girardlettings.co.uk www.girardlettings.co.uk