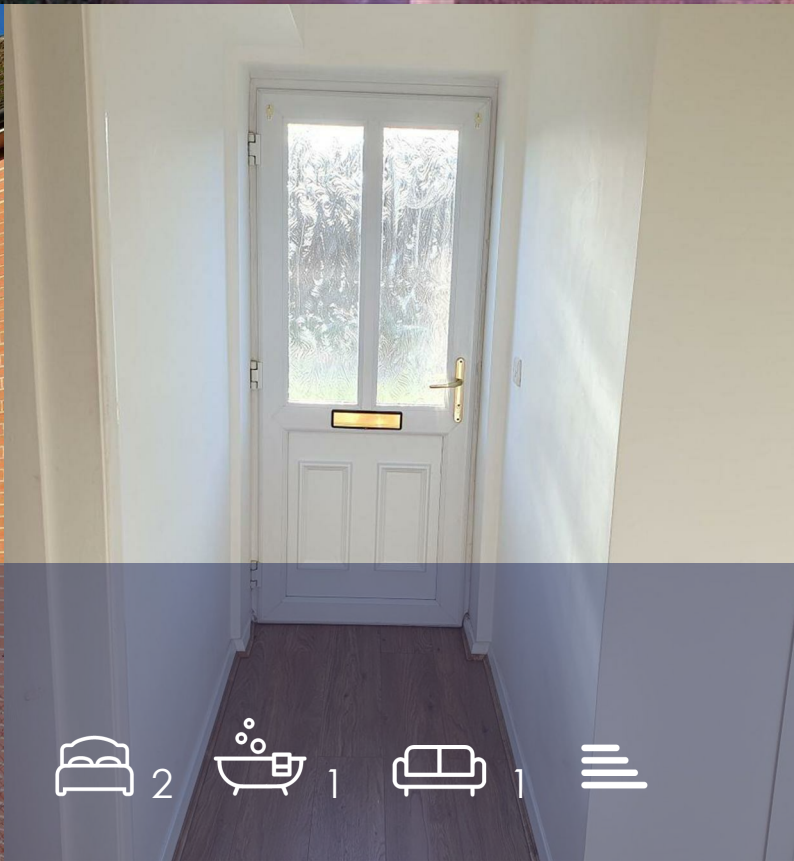


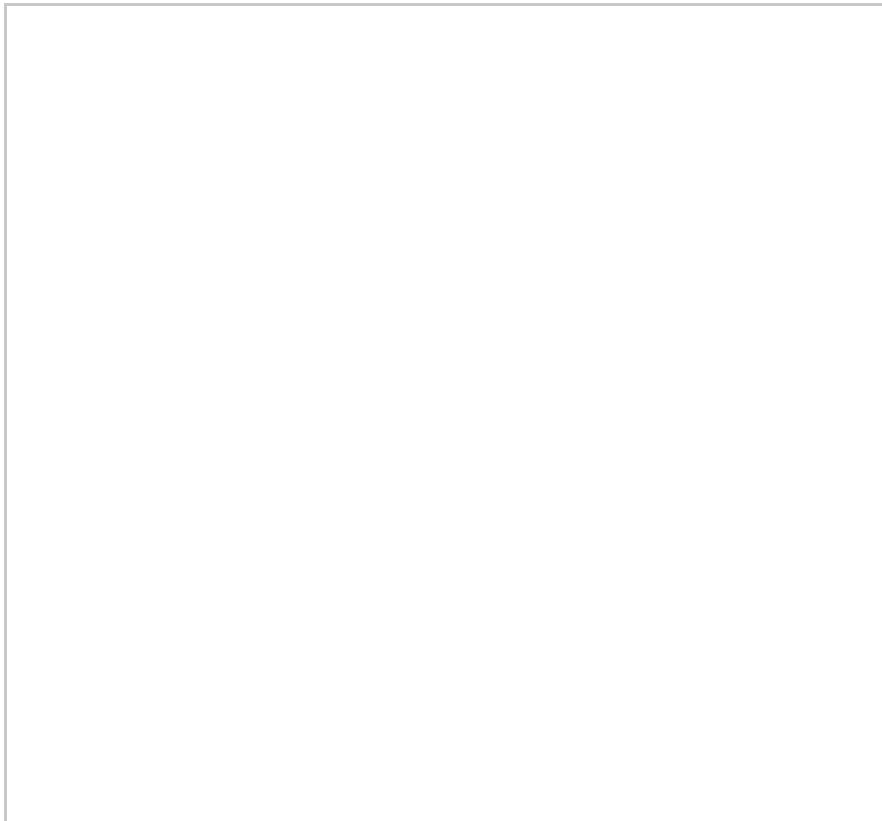


5b Park Lane  
Thatcham, Berkshire, RG18 3GB  
£1,250 PCM





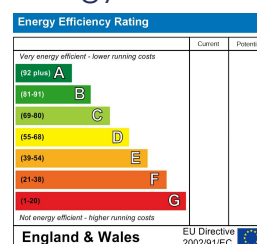
## Floor Plan



## 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.



Superbly located just off of the A4, opposite Thatcham Town Centre, lies this 2 bedroom, smart masonette with driveway parking and secure, enclosed garden.

Entered via a private pathway to the side of the property, front door leads to bright entrance hallway. Large double bedroom to the front with fitted wardrobe. Hallway continues to modern family shower room and single second bedroom with fitted wardrobe.

To the rear of the property is an open plan living/kitchen area with smart kitchen, wooden flooring and french doors to enclosed private garden with shed and side access.

AVAILABLE IMMEDIATELY

Energy rating band D.  
Council tax band B = £1,879.87 for 2025/26.  
Mains electric, electric heating.  
Internet & Mobile: Further information on availability and speeds can be found at <https://checker.ofcom.org.uk>

At a rent of £1250 per calendar month:  
Tenancy Deposit = 5 weeks rent £1442.  
Holding Deposit = 1 weeks rent £288.



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](mailto:mail@girardlettings.co.uk) [www.girardlettings.co.uk](http://www.girardlettings.co.uk)