



19 Thames House Manor House Lane, Datchet, Berkshire, SL3

O.T.R.O.

**£235,000**



**HORLER**  
DATCHET

## 19 Thames House Manor House Lane, Datchet, Berkshire, SL3 9EB

A one bedroom second floor apartment located in the heart of the Village Centre on the doorstep of all amenities and the train station. The property is being sold with no onward chain and benefits from having a long lease, peppercorn ground rent and allocated parking. Comprising of a lounge through dining room, separate kitchen, modern bathroom and boasts having fantastic elevated views over Datchet roof tops being able to see the Windsor Castle tower and St Mary's Church spire.



**Communal entrance:**

Through a front door with security entry phone system, carpeted halls and stairs, stairs leading to second floor landing. Wood front door into:

**Entrance hall:**

A long and spacious hall with a large storage cupboard housing the combination boiler, radiator, telephone and power points. Doors into:

**Lounge through dining room:**

A fantastic size lounge through dining room being double aspect with windows over the front and side aspects with views of St Marys church spire and Windsor Castle tower and flag, radiators, TV, telephone and power points. Opening into:

**Kitchen:**

Fitted with a range of eye and base level contrasting grey and white units with a roll edge work surface, inset sink with drainer, integral oven with a four ring gas hob and extractor fan above, space for freestanding appliances including fridge/ freezer and washing machine, tile splash backs, wood effect laminate flooring and a skylight window over the front aspect.

**Bedroom:**

A double bedroom with a skylight window over the front aspect, ample space for freestanding furniture, radiator, power and TV points.

**Bathroom:**

A three piece white bathroom suite comprising of a panel enclosed bath with shower above, low level W.C, pedestal wash hand basin, radiator, extractor fan, tile flooring and partially tiled walls.

**General information:**

Tenure: Leasehold

Lease remaining: 152 years

Service charge: £121.33pm

Service charge review: December yearly

Ground rent: Peppercorn

Council tax: Band C - £1354pa

Allocated parking for one car

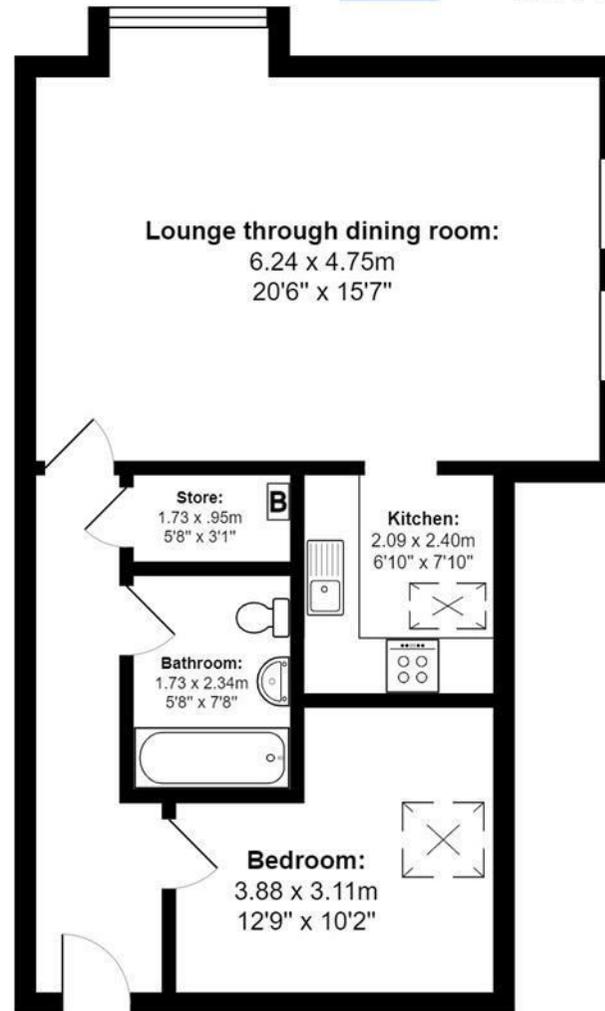
**Legal note:**

\*\*Although these particulars are thought to be

materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.\*\*







Total Area: 60.0 m<sup>2</sup> ... 646 ft<sup>2</sup>

All measurements are approximate and for display purposes only.