

Roselawn, Flat 3,
10 Shooters Hill



Roselawn Flat 3 • 10 Shooters Hill • Pangbourne

Pangbourne village centre, a few minutes' walk to shops & train station
Fast trains to London Paddington (approx. 47 minutes) • Heathrow 45 mins drive
(all distances/timings approximate)

A spectacular first floor 2-bedroom riverside apartment. Set within a fine Victorian house with splendid views over the Thames to the wooded hills rising in the distance. Ideal investment opportunity - rental return £1,450 pcm (estimated)

821 sq ft / 76 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





This property is unique in its position, and has access to a mooring for a small boat. Flat 3 is in immaculate decorative order throughout, with large windows giving plenty of light.

Within easy walking distance of specialist shops, pubs, restaurants, health centre, and the station giving fast links to London Paddington.

Special features:

- Shower room created from the original Victorian turret is beautifully fitted
- Sitting room has a bay window overlooking the river, an ornamental fireplace with Victorian gilt over mantle mirror which will remain.
- Kitchen is fully fitted with attractive naturally polished oak working surfaces, fitted fridge freezer, dishwasher, induction hob, electric oven, and pull-out pantry store
- Main bedroom overlooks the river
- Entrance hall is large and doubles as a study area
- All the doors are original panelled pine, and all windows have been replaced with primary double glazing
- Utility cupboard fitted with washing machine
- Own front door, not communal

Summary of accommodation: Sitting room, two double bedrooms, reception hall/study area, kitchen, shower room, utility cupboard.

Outside: Access to mooring. Mooring for a small boat. Flat 3 has 1 allocated parking space and 2 shared visitor parking spaces.

Notes:

- The vendor was considering creating a balcony from the main bedroom, which would have the benefit of fabulous views, this was at the time agreed by all 4 flat owners
- Furniture within the property can be purchased by separate negotiation
- Property has been rented out by the vendors for a number of years, estimated rental value £1,450 per calendar month

Local facilities: Pangbourne is a wonderful period village with a fine selection of award-winning independent shops, a small supermarket, health centre, dentists, library, hairdressers, riverside pubs, and restaurants.

Pangbourne offers superb transport links with a fast train service to London Paddington, Oxford and Reading with Crossrail offering fast links to the City in the coming years, as well as buses to all local areas. The large supermarkets of Waitrose and Sainsbury's are within easy driving distance.

Excellent schools: Located within easy reach of a number of fine schools; Pangbourne College, Bradfield College, St Andrew's Preparatory School, The Oratory School, Downe House, Cranford House and Moulsoford Preparatory School.

Directions: With the Swan pub (RG8 7DU) on your right, the property is a short distance along on the right-hand side.

What3words: pets.remaking.cube

Post Code: RG8 7DU



Tenure: Leasehold Lease: 999 years, 990 years remaining on lease
Freehold owned by Roselawn Management Ltd. All 4 flat owners own a share of this management company.

Annual service charge £1,680. This covers maintenance, etc.

Sinking fund held in Roselawn Management account; £20,000. This covers annual building insurance, external maintenance. Building was decorated in 2023, and is decorated every 5-7 years

Ground rent: Zero

Should you proceed with the purchase of the property these details must be verified by a solicitor.

Services/ Utilities: Mains drainage, water, and electricity. Gas central heating, boiler replaced 7 years ago. TV satellite connection.

Broadband: BT broadband connected

Mobile coverage checker: <https://www.signalchecker.co.uk>

Conservation area : Yes

Property construction: Rendered brick, under a tiled roof

EPC Rating: D **Local Authority & Council Tax Band:** West Berkshire, Band D

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.







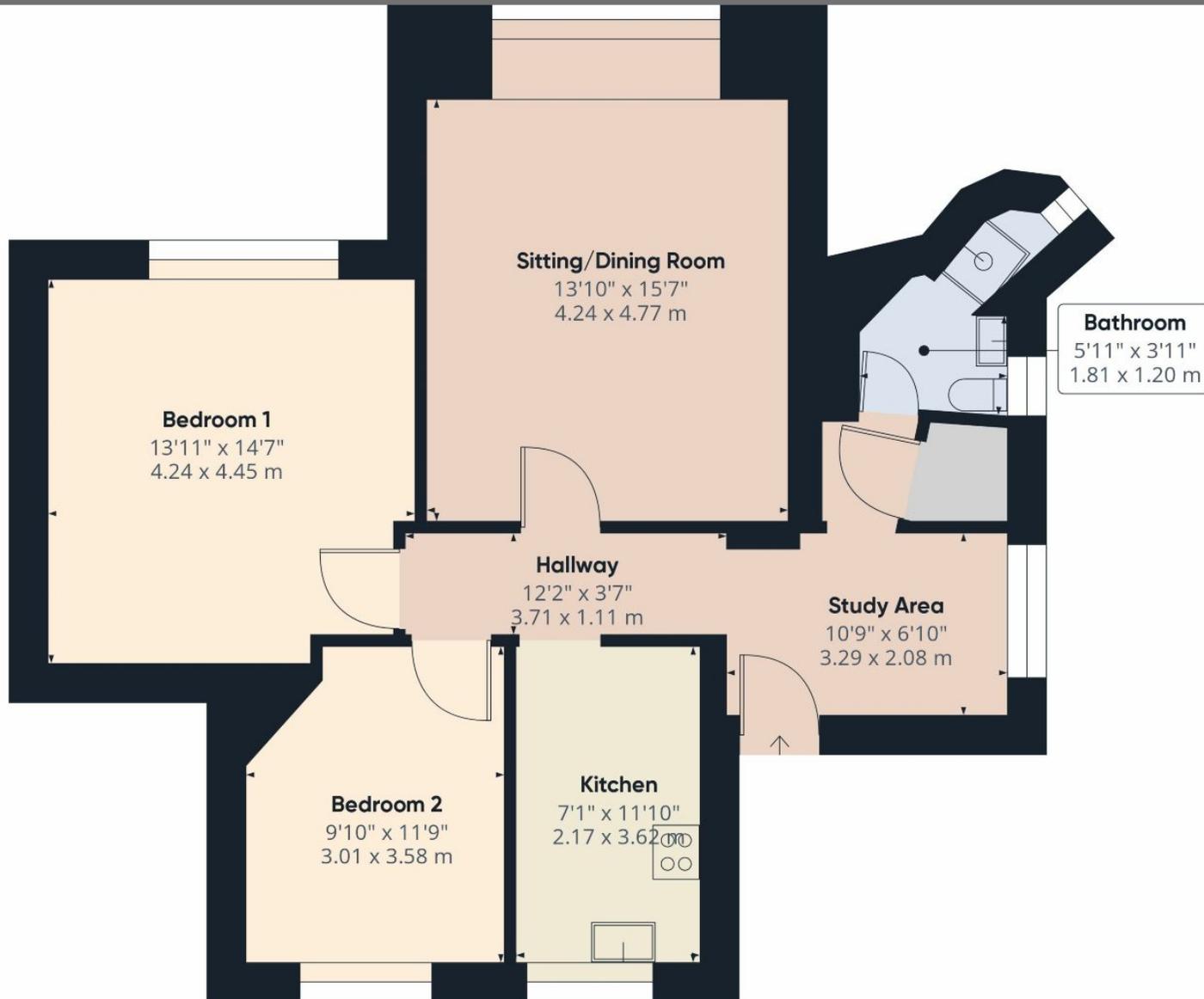
Viewing by arrangement
with vendor's agent;
Dudley Singleton & Daughter

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Approximate total area⁽¹⁾
820.81 ft²
76.26 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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