



72b, Shiplake Bottom, Peppard Common, Henley-on-thames  
S Oxon, RG9 5HP

£375,000

Beville  
ESTATE AGENCY



- Bedroom 1 with ensuite shower room
- Communal garden & private area
- Off road parking
- Large second bathroom
- Further double bedroom
- Gas fired central heating with pressurised system
- No onward chain
- Fitted kitchen with integral appliances
- Ample built in cupboards
- Telephone entry system

Attractive two bedroom ground floor apartment, presented in good order, with allocated parking & gardens to front & rear, situated in a sought after and convenient location. EPC: C

Built by luxury house builder Millgate in 2006, accommodation includes; entrance hall with built in cupboard, living room with bay window, fitted kitchen/ breakfast room with integral appliances, bedroom 1 with en suite shower room and double doors to secluded communal garden, further double bedroom and bathroom.

Noteworthy features include uPVC double glazing, gas fired central heating with pressurised hot water system, alarm, telephone entry system, off road parking for one vehicle, visitor parking & communal garden. The property is sold with no onward chain.

#### OUTSIDE

A French window from bedroom 1 leads to a secluded, communal garden which is laid to lawn and fully enclosed with timber fencing, shared access and use of timber shed. There is an outside area, exclusive to the apartment, which is enclosed, paved with a railing fence.

Shiplake Bottom is situated on the borders of Peppard and Sonning Common. Peppard Common is a sought after location, within an area of outstanding natural beauty (AONB), on the edge of the Chiltern hills. It benefits from a popular Church aided Primary school, two public houses and local shop. The village centre of Sonning Common is within easy walking distance and is well served with a range of shops, health centre and amenities providing day to day needs, together with good schooling at both Primary and Secondary levels. Peppard is located within easy distance of both Henley and Reading town centres, with London Paddington less than 30 minutes from Reading Railway Station. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains. There is easy access to M4 motorway at Reading or Maidenhead Thicket and M40 at Watlington.

Total Floor Area: Approx. 66.m2 (710sqft)

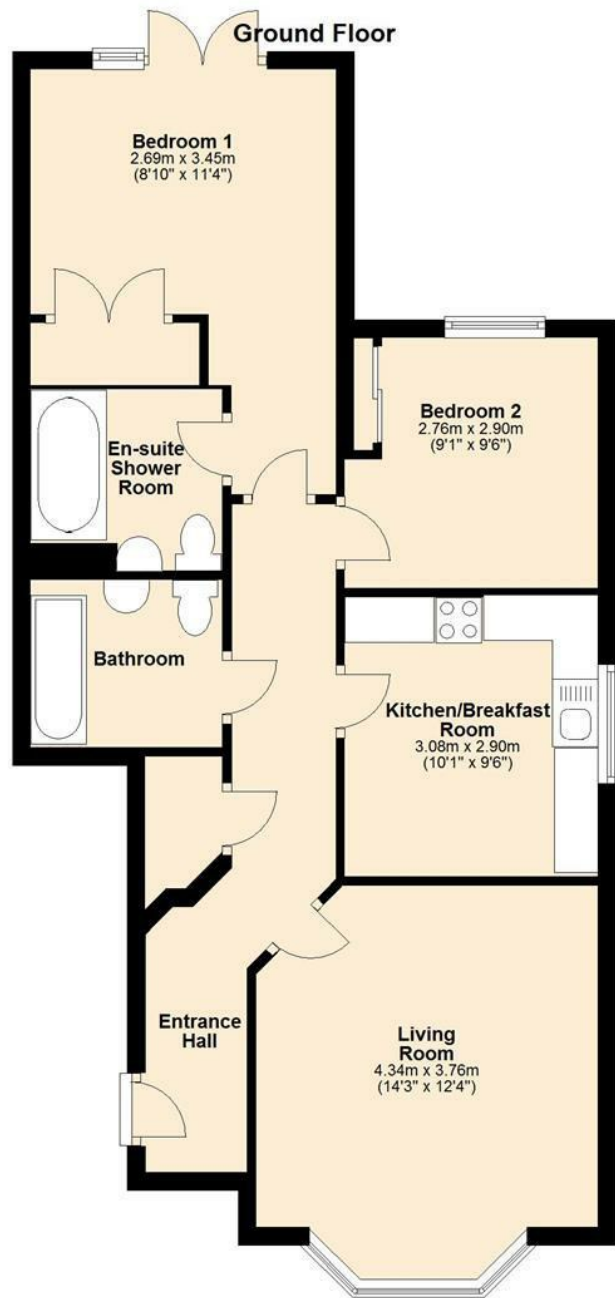
Services: Mains gas, electricity, water & drainage.

Council tax: Band D (£2283.18)

Ground Rent £250 per year (next payment 1st Jan 2025)

Maintenance £550.00 twice a year - next payment due 1st July 2024 (Total 1,100.00)

Lease 125 years from 1st Jan 2006 (107 years left)




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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Directions

From our offices in Peppard Road, turn left and take the second left into Shiplake Bottom, whereupon the property can be found on the right.

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.