



47, Essex Way, Sonning Common,
S Sxon, RG4 9RG

£240,000

Beville
ESTATE AGENCY

- 16ft Lounge/ diner
- Balcony
- No onward chain
- Stair lift
- Garage in block
- Gas fired central heating
- Communal gardens
- Regular bus services provides access into the village centre, Caversham and Reading
- Built in cupboards
- Cul de sac location

Two bedroom first floor apartment, presented in good order, with garage in a block, set in a quiet cul de sac on the edge of the village. EPC: C

Accommodation includes; entrance hall, fitted kitchen, lounge/ diner, two bedrooms & shower room.

Noteworthy features include; Communal entrance with intercom, stair lift, gas fired central heating, built in cupboards, storage cupboard in communal hall, well tended communal gardens. There is a garage in nearby block with up and over door and eaves storage. The property is sold with no onward chain.

N.B. Properties on this development are restricted to applicants aged 55 years or over.

Essex Way is a small development of similar properties on the outskirts of Sonning Common. Regular bus services provides access into the village centre, Caversham and Reading (bus stop within 200 metres). Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. The village offers good schooling at both Primary and Secondary levels. There is easy access to both Reading and Henley-on-Thames town centres, London Paddington is less than 30 minutes from Reading Railway Station and there are good links to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.

Total Floor Area: 53m² (571sqft)

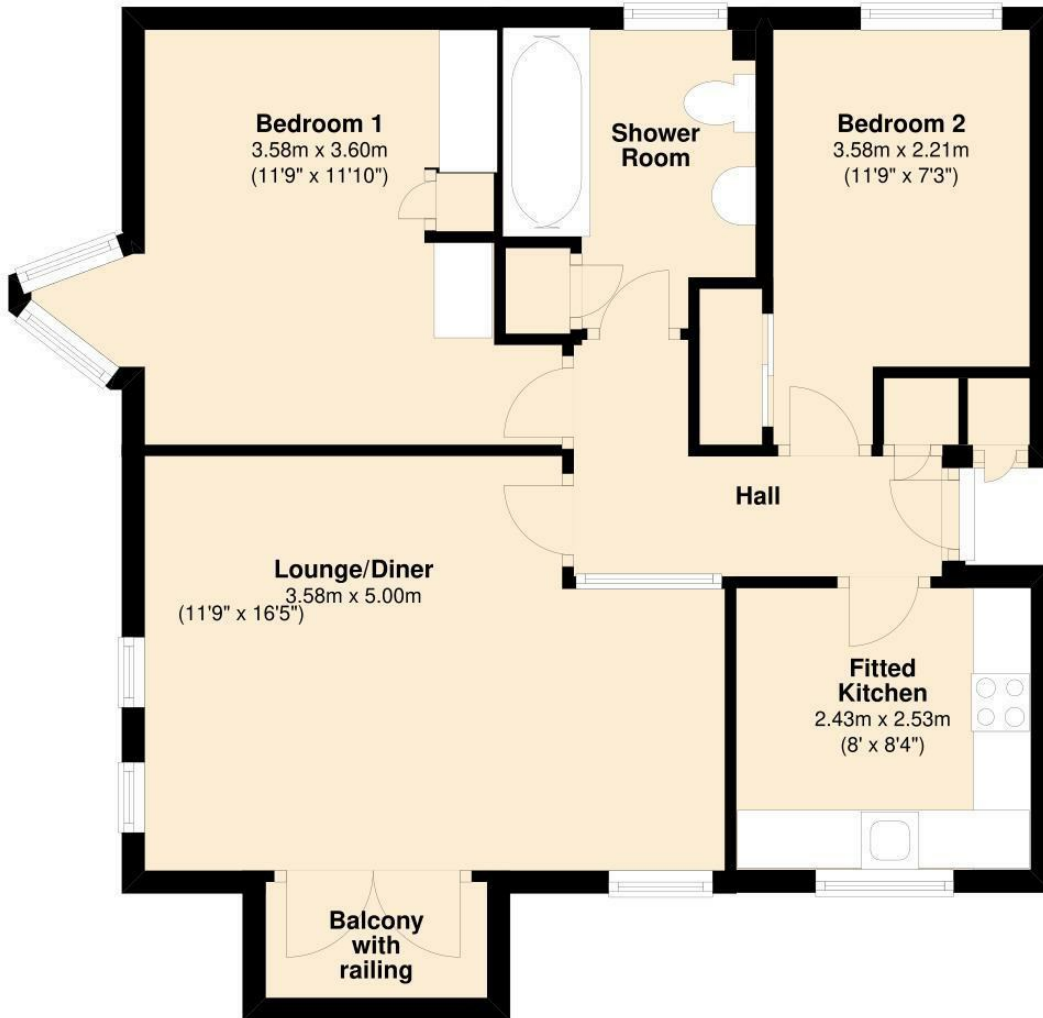
Council Tax Band: D (£2393.26)

Services: Mains gas, electricity, water & drainage.

Maintenance charge: £92 per month

Share of Freehold

Ground Floor




28 Peppard Road, Sonning Common, South Oxfordshire, RG4 9SU

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www.beville.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Directions

From our offices in Peppard Road, Sonning Common, turn right and proceed to the cross roads, turning right into Wood Lane. Continue to the Kennylands turning, turning left into Kennylands Road, continue for ½ mile, turning left into Essex Way.

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.

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