



sansome & george

Reading Road, Available, £950 Per Calendar Month, Unfurnished

sansome & george  
Residential Sales & Lettings

Situated in the heart of Pangbourne, this well presented one double bedroom first floor apartment. Pangbourne is a highly sought after village, renowned for its strong sense of community and excellent local amenities such as a part time post office, public house and church. A wider range of everyday facilities including restaurants, professional services and medical practices are also close by. The village is exceptionally well connected, with a mainline station providing frequent services to Oxford, Birmingham, Reading and London Paddington.

Accessed via a communal hallway with stairs to the first floor, the apartment benefits from its own private entrance. The welcoming hallway leads to a generous double bedroom, a three piece bathroom with shower over bath, a bright dual aspect living room and a well fitted kitchen and breakfast room complete with fridge freezer, electric hob and oven and washing machine. Please note there is no allocated parking with this property.

#### Property details:

Energy Performance Rating: E - The full results of the energy performance assessment can be supplied upon request.

Local Authority: West Berkshire

Council Tax: - Band B

Tenancy: An Assured Shorthold tenancy is available for a minimum period of 6 months.

Possession: Available 5th November (subject to the usual formalities).

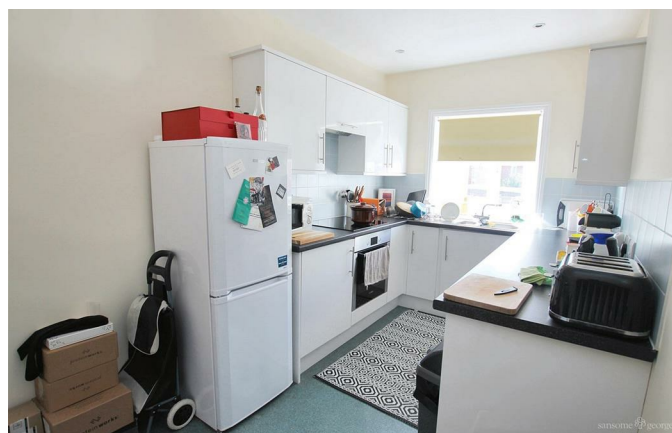
Rent: £950 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1096.15. The deposit will be paid to the agent who is a member of the deposit protection service (DPS), who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

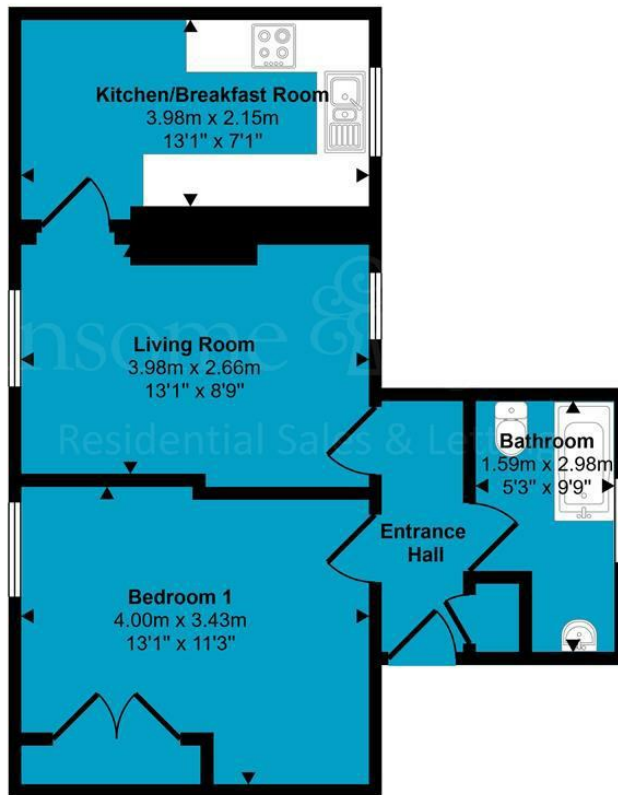
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.



Approx Gross Internal Area  
44 sq m / 471 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                         |
| (92 plus) <b>A</b>                                              |                         |                         |
| (81-91) <b>B</b>                                                |                         |                         |
| (69-80) <b>C</b>                                                |                         |                         |
| (55-68) <b>D</b>                                                |                         |                         |
| (39-54) <b>E</b>                                                |                         |                         |
| (21-38) <b>F</b>                                                |                         |                         |
| (1-20) <b>G</b>                                                 |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

#### Misrepresentation and Misdescriptions Acts

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