



36 TOWSE COURT

GORING ON THAMES ♦ OXFORDSHIRE

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Goring Station, High Street Shops & River - 1 mile ♦ Pangbourne on Thames - 5.5 miles ♦ Wallingford - 7 miles ♦ Reading - 11 miles ♦ Henley on Thames - 13 miles ♦ M4 at Theale (J12) - 11 miles
(Distances approximate)

An immaculate and spacious 2 bedroom retirement apartment situated on the second floor, set in attractive landscaped gardens and with highly impressive communal facilities. 75% Share for Sale.

All communal areas are pristine and well presented, and there is an impressive array of communal facilities including:

- ♦ Communal Lounge / Restaurant
- ♦ Cinema Room
- ♦ Guest Apartment Available
- ♦ Hair Salon
- ♦ Communal Laundry (secondary to facilities in apartment)
- ♦ Separate Bathroom available for booking by residents
- ♦ Scooter Parking Garage with charging facility
- ♦ Lifts to first & second floors
- ♦ Resident Care Services
- ♦ Communal Gardens & Grounds
- ♦ Ample Car Parking



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley, set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands opposite above the village of Streatley. The area is known geographically as the 'Goring Gap' and is designated an 'Area of Outstanding Natural Beauty'. Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also the 'Britain in Bloom' competition several times including 2022. Local amenities include an excellent range of interesting shops and restaurants, together with a riverside café, a gastropub with rooms, a lovely traditional pub, a full NHS practice, veterinary practice, dentist and library. The village hosts numerous popular and well attended annual events.

Importantly, a mainline railway station provides fast commuter services to London Paddington in 45 minutes. The central village 'Conservation Area' has a wealth of architecturally interesting properties, many listed and dating from around the 16th Century. Historically, Goring-on-Thames traces back to Saxon times. Streatley-on-Thames, on the Berkshire side of the river, is another picturesque village surrounded by hills and woodlands, now mainly owned by the National Trust. Fronting onto the river by the bridge crossing over to Goring-on-Thames is The Swan at Streatley, a luxury 4-star riverside hotel with adjoining Coppa Club, riverside Lobster Bar and gym.

PROPERTY DESCRIPTION

Built in 2015, Towse Court is a bespoke SOHA development of 40 1 and 2 bedroom apartments with a minimum age requirement of 55.

No. 36 is located on the second floor and is a delightful apartment presented in immaculate condition throughout, with accommodation comprising a spacious Reception Hall with all rooms accessed off. The kitchen is fully fitted with integrated appliances and in-built locked medicine cupboard.



There is a spacious sitting dining room with views over the communal grounds. There are two bedrooms and large shower room.

Beyond the private patio are communal gardens and grounds which surround the building, with lawns, planted beds & borders and further patio terraces for residents to enjoy.

No.36 is available on a shared ownership basis of 75%.

OUTGOINGS

Each Apartment Is Liable For The Following Monthly Charges, see below:

Current Monthly Service Charge: £292.50

Current Monthly Ground Rent: £8.33

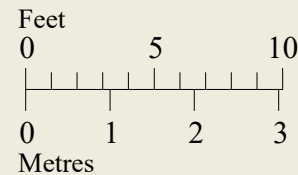
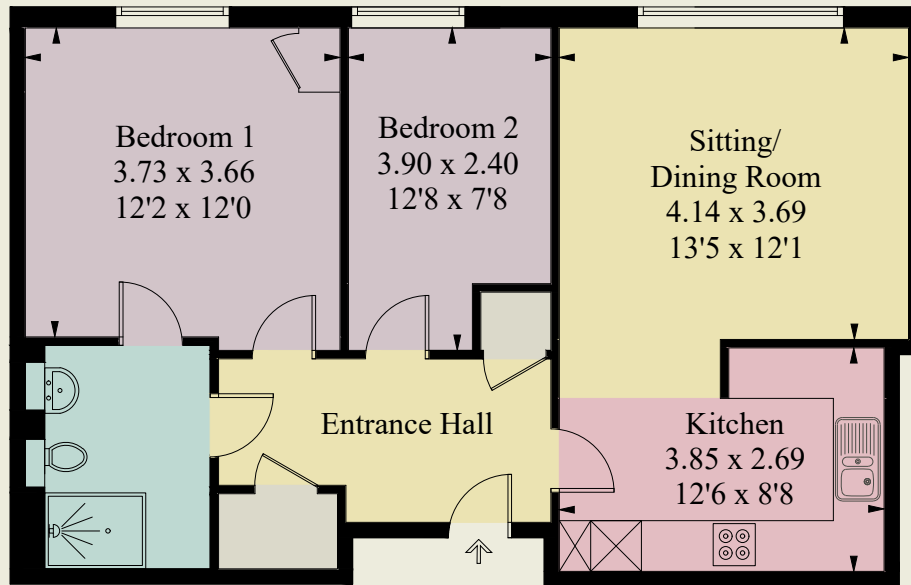
Current Thames Water Charge: £27.50

Weekly Core Care Charge: £26.57



36 Towse Court, Icknield Place, Goring on Thames, Oxfordshire, RG8 0DN

Approximate Gross Internal Floor Area = 64 sq m / 688 sq ft



CREATESPACE DESIGN ref 684

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

GENERAL INFORMATION

Services: All mains services are connected to the property. Under floor heating throughout.

Council Tax: B

N.B. For single occupancy there is a 25% reduction

Energy Performance Rating: B / 83

Postcode: RG8 0DN

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn right and proceed up to the top of the High Street, where at the railway bridge junction, turn left onto the Wallingford Road and in a further ¼ mile turn 4th right into Elvendon Road. Turn left at the junction for Icknield Road, and next left again into Icknield Place. Towse Court will be found straight ahead.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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