

Flat 4 Shepard Place, Pangbourne, West Berkshire, RG8 7GB
50% Shared Ownership £170,000 Leasehold

sansome george
Residential Sales & Lettings

- NO ONWARD CHAIN
- Private Gated Development
- Open Plan Kitchen/Living Room
- Large Storage/Utility Cupboard
- Gas Fired Central Heating
- 2 Bedroom First Floor Apartment
- Pangbourne Village Location
- 3 Piece Bathroom With Shower
- 50% Shared Ownership
- UPVC Double Glazing





A well-presented 50% shared ownership, two-bedroom first floor apartment, ideally situated in the highly sought-after village of Pangbourne. Perfectly positioned for convenient access to the M4 Motorway, the property also benefits from excellent transport links, including local bus services and a mainline station providing direct routes into London Paddington. The nearby town of Reading offers a superb range of commercial, retail, and leisure facilities. Pangbourne itself is a thriving riverside village, well served by a variety of independent shops, restaurants, professional services, and medical facilities. The area is further enhanced by the stunning surrounding countryside of West Berkshire and South Oxfordshire, with beautiful scenery along both banks of the River Thames. The region is also well regarded for its excellent choice of both state and private schooling, making it an ideal location for a wide range of buyers.

Accommodation comprises of a communal entrance hall for apartments 3 &4 where stairs rise to the first floor, your private entrance hall leads through the apartment to a modern open plan dual aspect living room/kitchen with integrated oven and hob plus a comprehensive range of fitted cupboards and ample work surface space. Two double bedrooms, both served by a modern three-piece bathroom with shower over the bath.

Externally, the property benefits from its private gated position with built in intercom systems, electric security gates and pedestrian gate, Bin store, allocated parking with visitor spaces.

Please contact Sansome & George Estate Agents for more information or to discuss this outstanding home in more detail or to arrange a viewing appointment.

West Berkshire Council – Band D

Shared Ownership Information:-
Full Market Value : £340,000
50% Share Price: £170,000 (rent £477.09 per calendar month),
Approximate Service Charges: £205.62 per month.
Shared Ownership Lease: 110 Years.

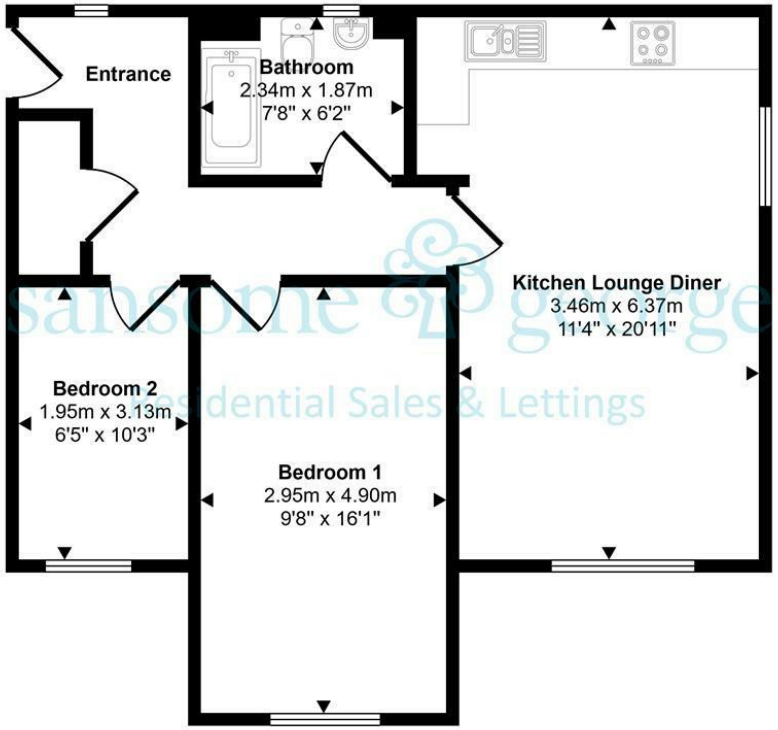
Shared ownership is a form of affordable housing. All prospective buyers must meet the following criteria: Household income below £80,000, must not own any other property or land anywhere in the world, must be a first-time buyer or have nothing to sell, or be sold subject to contract, aged 18 or above and must use the property as their sole and primary residence.





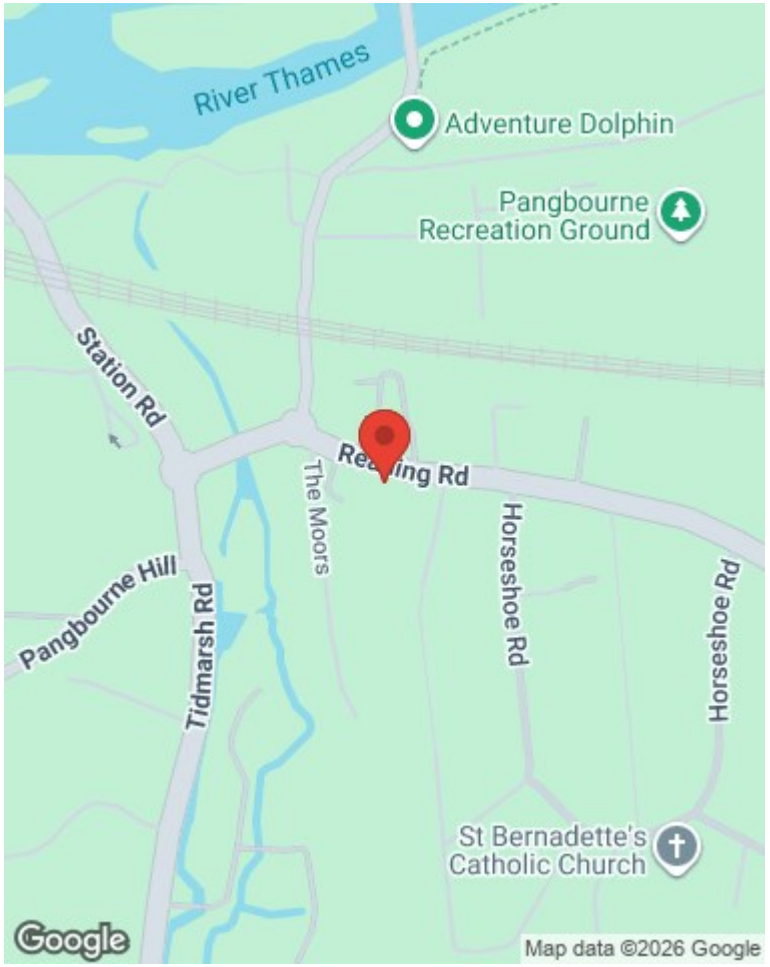


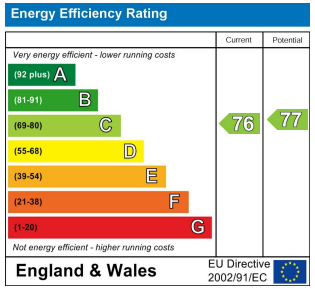
Approx Gross Internal Area
59 sq m / 639 sq ft

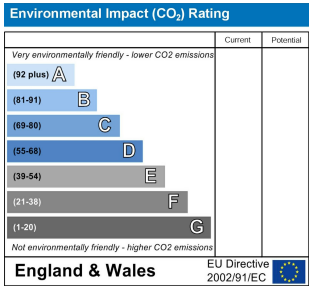


Floorplan

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.







Misrepresentation and Misdescriptions Acts
Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.

sansome george
Residential Sales & Lettings









9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

sansome george
Residential Sales & Lettings