



5 Greenways • Meadow Lane • Pangbourne

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- A few minutes walk to village shops & train station • Reading 6 miles • M4 (junc 12) 5 miles
- Fast trains to London Paddington (approx. 47 minutes) (all distances and timings are approximate)

450 sq ft / 42 m²

(all measurements are approximate)

A very attractive ground floor, modern one-bedroom apartment, located in the heart of the village, within easy walking distance of the shops, amenities, buses, and station.

Greenways is a small development constructed in the 1980s. This apartment has its own front door, a large sitting/dining room with a bay window overlooking its own private patio area to the front, and an allocated parking space to the rear.

Easy level walking distance to a fabulous selection of specialist shops, supermarket, health centre, dentists, hairdressers, post office, pubs, and restaurants. The station is a 5-minute walk and gives fast links to Reading and London Paddington (Elizabeth Line).

Special features:

- Private entrance to reception hall with large storage cupboard
- Large sitting room with dining area, bay window overlooking the front patio area belonging to the property, and windows overlooking the rear
- Recently fitted kitchen with electric oven and hob, extractor, freestanding fridge freezer, gas boiler, washing machine, and window overlooking the front patio area
- Bathroom with shower fitted over bath
- Large bedroom with window overlooking the rear
- Replacement primary double-glazed windows
- Private patio area
- Car parking space owned by the property

Summary of accommodation: Entrance hall, large sitting/dining room, kitchen, bathroom, bedroom.

Local Facilities: Pangbourne is a wonderful period village with a fine selection of award-winning independent shops, a small supermarket, health centre, dentists, library, hairdressers, riverside pubs, and fine restaurants. The River Thames runs through the village and has riverside meadows offering wonderful walks, a children's play area, tennis courts, football pitches, a bowling club and Pangbourne Adventure Dolphin centre.

Pangbourne offers superb transport links with fast train services to London Paddington, Oxford, and Reading (Elizabeth Line), and easy access to the M4.

Post Code: RG8 7NB

Tenure: Leasehold/ Share of the freehold. 999 years from April 2021

Service charge currently £112 per month.

Includes buildings insurance, exterior maintenance, gardening, and building decoration

A management company has been formed by the residents of Greenways which owns the freehold, each leaseholder will effectively own a share of the freehold.

Note: Allocated parking space with the property. On-street resident's parking permits available for additional parking if required.

Some material information to note:

Gas fired central heating & HW
Mains electricity, gas, water, and drainage
Allocated parking for 1 car
Broadband FTTC

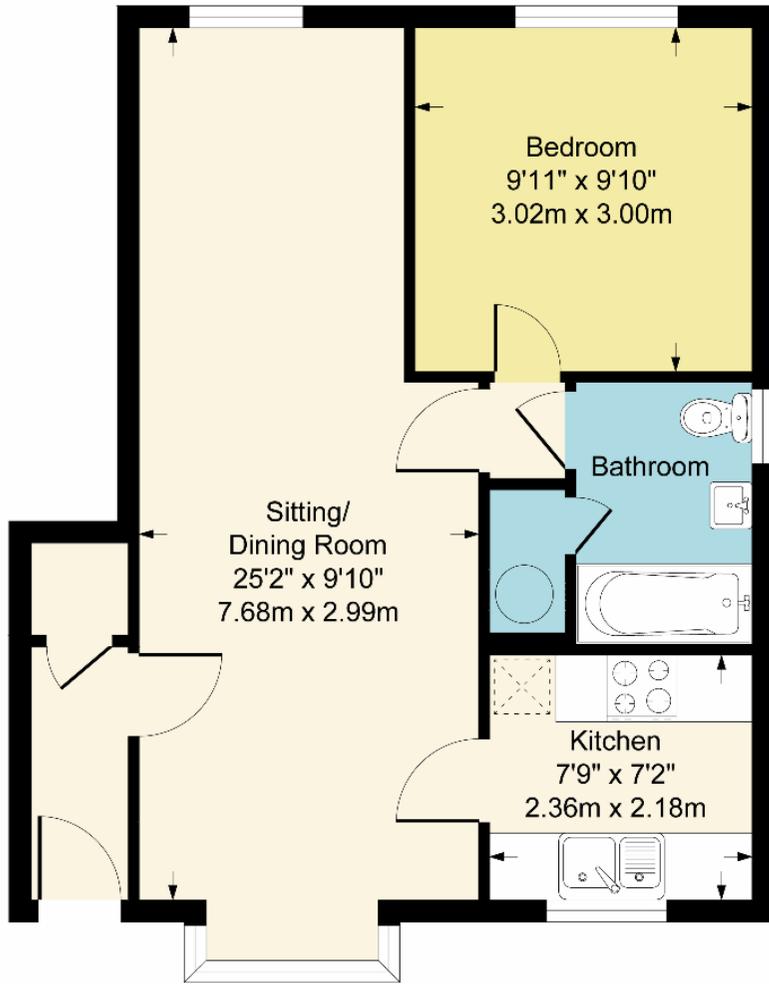
EPC Rating: C

Council Tax Band: West Berkshire, Band C

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.



Approximate Gross Internal Area
450 sq ft - 42 sq m



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.



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Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN
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