



598 sq ft / 56 m² (all measurements are approximate)

A high specification first floor 3-bedroom, 2-bathroom maisonette with a private courtyard, set within the heart of Pangbourne village, just minutes' walk to the station, shops, and amenities, with a parking permit for 1 car in the village car park opposite.

Private front door, and courtyard garden with no communal areas or shared letterbox.

The building is a detached dwelling and the ground floor is an office therefore benefits from having no adjoining neighbours at night.

A light, bright and airy feel to all the rooms. Double glazing and high insulation throughout, with a combi boiler, efficient radiators and thick high-quality carpeting, mean the property is warm, with a high energy efficiency rating.

The open plan kitchen has a breakfast bar island, and comes with a washing machine, double oven, electric hob, extractor, dishwasher, separate below counter fridge and freezer.

All the bedrooms have a built-in wardrobe with hanging rail, and blackout blinds. The bathrooms have walk-in showers with Hansgrohe fittings, floor to ceiling tiling and heated towel rails.

Note. This property comes with a parking permit for one car in the village car park opposite.

Summary of accommodation: Kitchen/living area. 3 bedrooms (2 doubles and one single/study, ensuite shower room to bedroom 1, shower room,

Local facilities: Pangbourne is a wonderful period village with a fine selection of award-winning independent shops, a small supermarket, bread shop, deli, cheese shop, organic shop, butchers, health centre, dentists, hairdressers, barbers, riverside pubs, and restaurants.

Pentice • 1a Station Road • Pangbourne Unfurnished

The River Thames runs through the village and has riverside meadows offering wonderful walks, tennis courts and club, football pitches, a bowling club and a canoe and watersports club.

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

Directions: Situated above the offices of Dudley Singleton & Daughter, opposite the village hall car park.

Post Code: RG8 7AN

Services: Mains water, drainage, electricity, and gas.

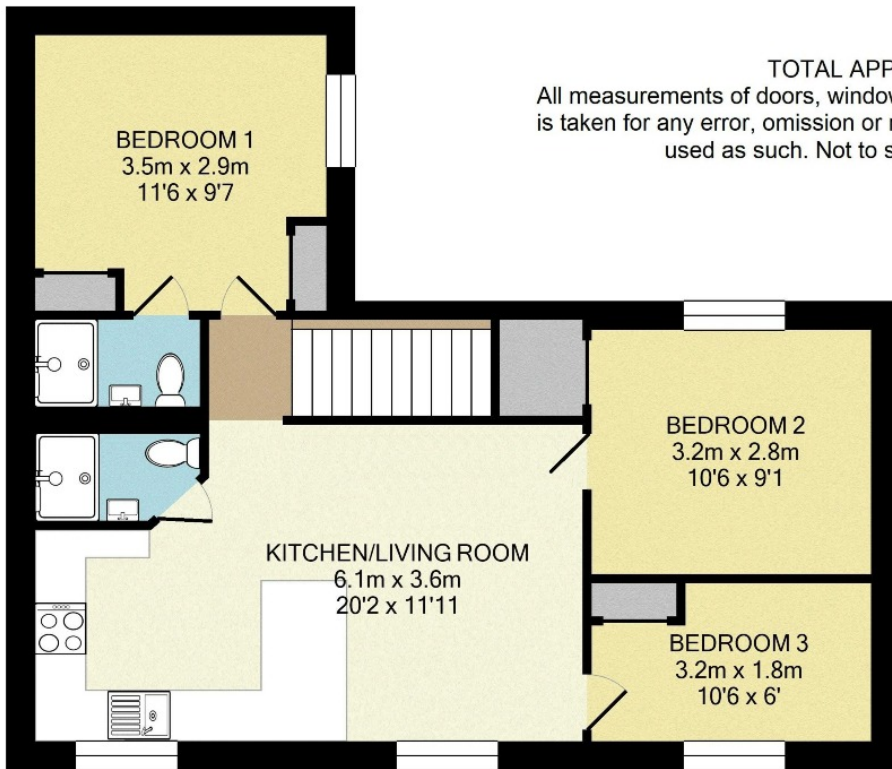
EPC Rating: C

Council Tax Band: West Berkshire C

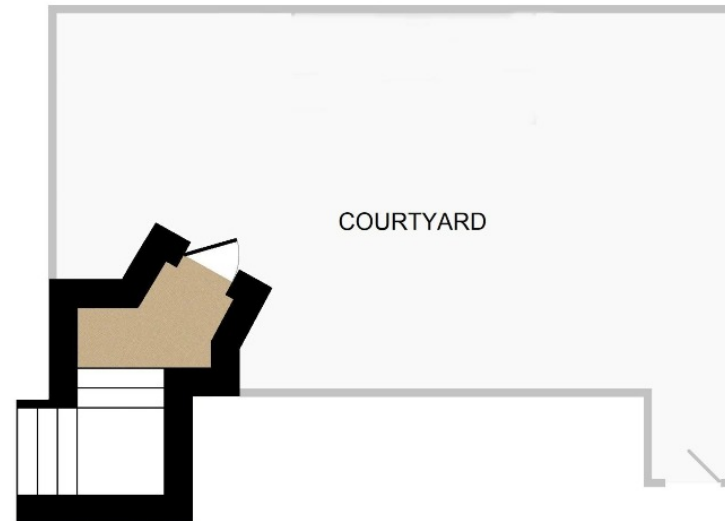


TOTAL APPROX. FLOOR AREA 55.6 SQ.M. (598 SQ.FT.)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. Produced for Singleton and Daughter Estate Agents.



FIRST FLOOR FLAT



GROUND FLOOR ENTRANCE

Tenancy Information:

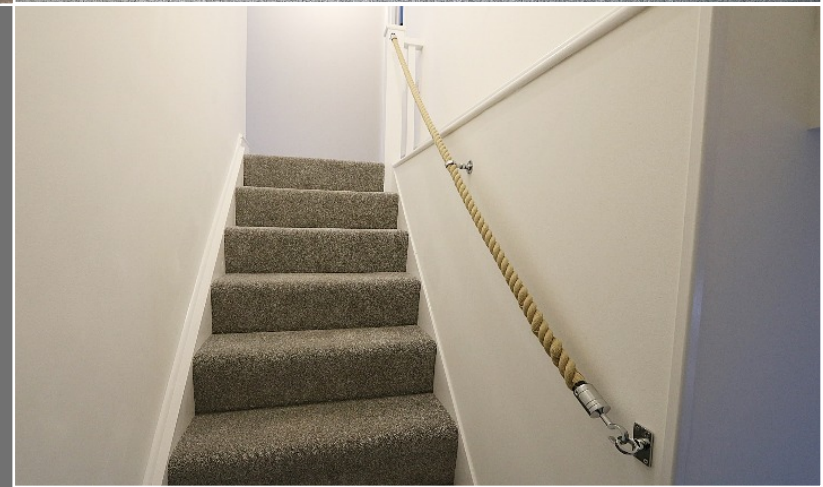
The following are permitted payments which we may request from you:

- The rent
- A refundable tenancy deposit (reserved for any damages or defaults on the part of the tenant) capped at no more than five weeks' rent, which will be held by the independent & Government approved Tenancy Deposit Scheme
- A refundable holding deposit (to reserve a property) capped at no more than one week's rent
- Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher
- Payments associated with early termination of the tenancy, when requested by the tenant
- Payments in respect of utilities, communication services, TV licence, and council tax; and g) A default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement

Please advise us if you believe you have an adverse credit history which could include CCJ's.

Dudley Singleton & Daughter are members of Propertymark & The Property Ombudsman, which includes providing client money protection.

IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the landlords of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the landlords. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective tenants are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the rental. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose.



Viewing by prior arrangement only; 1 Station Road, Pangbourne, Berkshire, RG8 7AN

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