



Reading Road, Available, £1,300 Per Calendar Month, Unfurnished

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Residential Sales & Lettings

Situated in the heart of Pangbourne, this well-presented first floor apartment offers spacious accommodation and two double bedrooms. Pangbourne is a sought after village with a strong sense of community and local amenities including a part-time post office, public house, church, and primary school. A wider range of day-to-day facilities, such as restaurants, professional services, and medical practices, are also available. The village is well-connected via the mainline station, offering frequent services to Oxford, Birmingham, Reading, and London Paddington. The area also boasts a wide selection of excellent state and private schools.

Accessed via a communal hallway with stairs to the first floor, the private entrance opens into a welcoming hallway leading to the inner hall, which provides access to all rooms. The accommodation comprises two generously sized double bedrooms, a modern three-piece bathroom with a shower over the bath, and a spacious open-plan living room with a well-appointed kitchen featuring built-in appliances.

Externally, the property benefits from an allocated parking space within a secure gated car park.

Property details:

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

Local Authority: West Berkshire

Council Tax: - Band C

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

Possession: Available immediately (subject to the usual formalities).

Rent: £1300 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1500. 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
66 sq m / 706 sq ft



First Floor

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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