



Reading Road, Available, £1,495 Per Calendar Month, Unfurnished

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Residential Sales & Lettings

A superb split-level apartment with two double bedrooms, ideally positioned in the heart of Pangbourne.

This charming property is located within the vibrant village of Pangbourne, which offers a part-time post office, public house, church, and a well-regarded primary school, all supported by a thriving local community. The village also benefits from a wide range of day-to-day amenities including restaurants, professional services, and medical facilities. For commuters, Pangbourne's mainline station provides frequent services to Oxford, Birmingham, Reading, and London Paddington. The area is also well served by both state and private schooling options.

Accessed via a communal hallway and stairs to the first floor, the apartment's private front door opens into a welcoming entrance hall. From here, doors lead to a spacious bathroom with a three-piece suite and shower over bath, a generous double bedroom, and a bright living room with high ceilings and access to the second, dual-aspect double bedroom. Stairs from the living room lead up to a well-appointed kitchen/breakfast room with built-in appliances.

Please note: there is no allocated parking with this property.

Property details:

Energy Performance Rating: D - 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: £1495 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1725. 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.

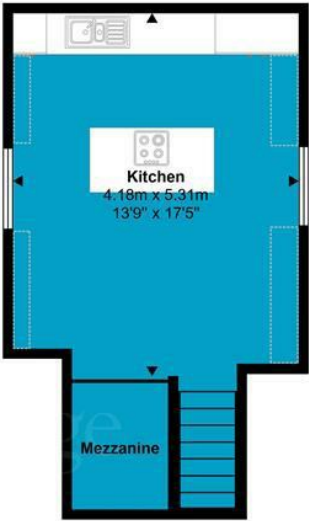
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

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
96 sq m / 1031 sq ft



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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