



6 COACH HOUSE COURT
PANGBOURNE • BERKSHIRE



Dudley
**Singleton
& Daughter**
The Country Agent

6 Coach House Court • Pangbourne • Berkshire £800 per month unfurnished

Within the heart of the village, walking distance to schools, shops, amenities, River Thames and station
(all distances/times are approximate)

398 sq ft / 37 m²

(all measurements are approximate)

A ground floor 1 bedroom retirement apartment restricted to the over 55s, in this sought-after village. The apartment is in immaculate order throughout, with new carpets and curtains, and recently redecorated. The kitchen has been refurbished to include many new appliances.

Situated with easy level walking distance of all the shops and wonderful facilities and amenities Pangbourne has to offer, such as a medical centre, dentists, hairdressers, a supermarket, restaurants, cafes, and riverside pubs. There is also a convenient mini-supermarket just over the road.

Special features:

- The kitchen is in immaculate order, fully fitted with Bosch electric oven, Bosch ceramic 4 ring hob, Bosch extractor, Bosch washing machine and fridge freezer
- Sliding patio door in the sitting room opens onto an outdoor area, perfect for sitting outside on warm days
- The bathroom has a walk-in shower with a Mira electric shower, WC and pedestal wash basin
- The bedroom has a pair of fitted wardrobes
- There are pretty and peaceful communal gardens which surround the property with chairs laid out for seating
- There are emergency service pull cords in the bedroom, bathroom and sitting room, also warden assistance on site
- Entry phone system
- Car parking for residents and visitors
- Electricity for the central heating is on Economy 7

Summary of accommodation: Communal ground floor reception hall. Private entrance hall with large storage cupboard, sitting/dining room (with sliding doors leading to small patio area), refitted kitchen, bedroom with built in wardrobes, bathroom with walk-in shower.

Gardens: Pretty and quiet communal gardens with seating areas. Direct access to own outdoor area through sliding door.

Note. Over 55s only.

Local facilities: Pangbourne is a wonderful period village with a fine selection of award-winning independent shops, a small supermarket, Post Office, health centre, dentists, library, hairdressers, riverside pubs, cafes and restaurants.

Directions: From the offices of Dudley Singleton & Daughter, turn left and at the mini roundabout turn left again. Proceed through the heart of the village, passing the Police Station and the entrance for pedestrians will be found on the left-hand side, just immediately past the petrol station.

Post Code: RG8 7HS

Services: Mains electricity, water, and drainage. Electric heating with a combination of night storage radiators, panel heaters and fan heaters.

Local Authority & Council Tax Band: West Berkshire, Band: C

Deposit: A holding deposit equivalent to 1 weeks rent £184.61 (to secure the property. A damage deposit equivalent to 5 weeks rent £923.07 will be held by the Government approved Tenancy Deposit Scheme.

Rent: £800 to be paid one month in advance. Late payments could incur charges. Any rent advertised is pure rent, it does not include additional services such as council tax, utility charges, telephone, broadband, TV.

Tenancy Information:

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

a) The rent b) 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 c) A refundable holding deposit (to reserve a property) capped at no more than one week's rent d) Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher

e) Payments associated with early termination of the tenancy, when requested by the tenant f) 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. Client money protection is provided by the National Federation of Property Professionals.





TOTAL APPROX. FLOOR AREA 37.0 SQ.M. (398 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. Not to scale

www.singletonanddaughter.co.uk

Viewing by arrangement with landlord's agent, Dudley Singleton & Daughter,

No. 1 Station Road, Pangbourne, Berkshire, RG8 7AN.

Tel: 0118 984 2662

Email: info@singletonanddaughter.co.uk

Websites: www.singletonanddaughter.co.uk, www.rightmove.co.uk, www.mayfairoffice.co.uk, www.onthemarket.com, www.countrylife.co.uk

London Office: Cashel House, 15 Thayer Street, London, W1.



IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors/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 purchasers/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 vendors. (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 purchasers 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 thicknesses, 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 sale/let. 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 purchasers/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 vendor/landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn.



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