



Dudley  
**Singleton  
& Daughter**  
The Country Agent



1 Willows Court • Station Road • Pangbourne • Berkshire



# 1 Willows Court • Pangbourne • Berkshire • RG8 7AW

Easy walking distance to shops, cafes,  
doctors' surgery, riverside walks and station

841 sq ft / 78 m<sup>2</sup> (all measurements are approximate)

A 2-bedroom end terrace house, with accommodation over 2 floors. Willows Court is an exclusive, well-designed development, constructed in 1987, as a purpose-built scheme for persons over 55 years .

There is an estate manager for Anchor Hanover, supplemented by an emergency on call system. There is also a guest bedroom with twin beds, wash basin and wc, which may be used for visitors if required at a nominal charge.

This is a well-designed house, with 4 steps up to the front door. The kitchen/dining room, has French doors opening onto a balcony overlooking the rear courtyard which has parking for residents and visitors, and garages.

Centrally located in the middle of this sought-after village, and within walking distance of shops, cafes, doctors, bus stops and station.

## Special features:

- There is NO ONWARD CHAIN with this property
- This property has its own front door, 4 steps up from the pavement, giving access from Station Road
- Communal gardens beside the River Pang, a delightful trout stream, are a particular feature of the development. Attractively landscaped and well-maintained with pathways, lawns, flower beds, paved terraces, and seating areas. The gardens are cared for under a maintenance contract included in the service charge
- Kitchen is fully fitted with a range of cupboards and drawers. French doors open onto the balcony overlooking the rear for summer use, fridge, Bush cooking unit with 2 ovens, grill and ceramic 4 ring hob, and extractor. Room for a dining table
- Sitting room enjoys sun from the south and west and has a door to a small store room
- Fitted stairlift to first floor, may be removed if so desired
- First floor bathroom with Dimplex wall heater to boost the heating and a heated towel rail
- UPVC double glazed windows throughout

- 24hr emergency Anchor on call system, and each room has an emergency pull cord. There is an intercom connected to the Estate Manager/care centre and if residents require it, a necklace alarm button can be acquired if desired
- Carpets and blinds included

**Summary of accommodation:** Entrance lobby, sitting room, kitchen/dining room, 2 bedrooms, bathroom. Single garage with store beneath the property.

**Gardens:** The communal riverside gardens are a lovely feature, giving peaceful outdoor space.

**Local Facilities:** Level easy walk to shops, cafes, restaurants, pubs, doctors' surgery, dental practice, and opticians. Pangbourne is a bustling village with lots to offer including a bowling club, tennis club, WI, and all sorts of clubs and other activities. The village hall is across the road with a market each Friday morning.

**Directions:** Next door to our Pangbourne office.

**What3words:** blur.websites.coping

**Tenure:** Leasehold. Years remaining on lease: Circa 63 years. To renew to a new 99 year lease, £635 inc VAT (price correct as of Spring 2025). Current ground rent £ zero

## Maintenance/Service Charge:

Monthly Service charge £358.46

Service charge is reviewed annually on 1<sup>st</sup> April.

Service charge is a contribution towards building and garden maintenance, exterior and common part decoration, building insurance & estate manager facility. The charge for the garage is an additional amount of £3.79 per month.

Should you proceed with the purchase of the property these details must be verified by a solicitor.

**Services:** Mains water, drainage, electricity.

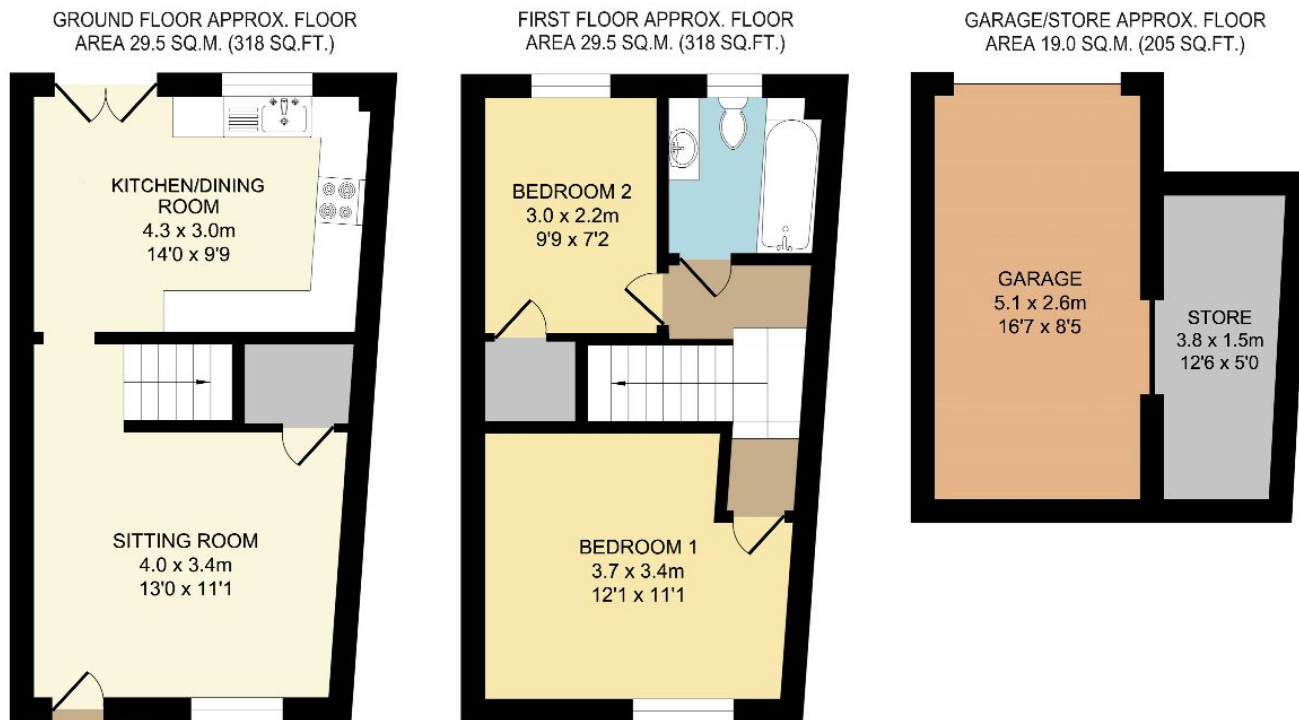
**EPC Rating:** E

**Local Authority/Tax Band:** West Berkshire, Band D

Your attention is drawn to the important notice on page 3



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



TOTAL APPROX. FLOOR AREA 78.0 SQ.M. (841 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. [www.singletonanddaughter.co.uk](http://www.singletonanddaughter.co.uk)



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

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

**Tel:** 0118 984 2662 **Email:** [info@singletonanddaughter.co.uk](mailto:info@singletonanddaughter.co.uk)

**Websites:** [www.singletonanddaughter.co.uk](http://www.singletonanddaughter.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk), [www.onthemarket.com](http://www.onthemarket.com), [www.countrylife.co.uk](http://www.countrylife.co.uk)

**London Office:** Cashel House, 15 Thayer Street, London, W1U 3JT



**IMPORTANT NOTICE:** Dudley Singleton & Daughter for themselves and for the vendors 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, 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 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 sale. 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 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. 4. No responsibility can be accepted for any expenses incurred by intending purchasers 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. The buyer is advised to obtain verification from their Solicitor or surveyor.





RIVER SIDE COMMUNAL GARDEN



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1 Station Road, Pangbourne, Berkshire, RG8 7AN

**0118 984 2662**

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