



3 Peel Court • Pangbourne • Berkshire

## 3 Peel Court • Pangbourne • Berkshire

Unfurnished

Within the heart of the village, walking distance to shops, river, amenities and train station

689 sq ft / 64 m<sup>2</sup> (all measurements are approximate)

An excellent, well-appointed, spacious and modern 2 bedroom, 2 bathroom, first floor apartment in the heart of the village.

The apartment is in excellent condition throughout, and has a high energy rating (B). There is a large sitting/dining room, and a well-equipped kitchen with fridge freezer, double oven, gas hob, dishwasher, washer/dryer, and plenty of storage.

Set within a gated complex, with allocated parking for one car, this is a super property for an individual or a couple.

The station is only a 5 minute walk, and offers fast commuter links to London Paddington, Oxford, and Reading. There are many specialist shops, cafes, restaurants nearby, as well as riverside walks and amenities.

**Accommodation:** Large sitting/dining room, kitchen, 2 bedrooms, bathroom, ensuite shower room. Fitted wardrobes to both bedrooms, large airing cupboard.

**Local facilities:** Pangbourne is a wonderful period village with a fine selection of award-winning independent shops, a small supermarket, health centre, dentists, library, hairdressers, riverside pubs, and fine restaurants. The River Thames runs through the village and has meadows offering wonderful walks, as well as tennis courts, football pitches, and a bowling club.

Pangbourne offers superb transport links with fast train service to Oxford, Reading and London Paddington with the Elizabeth Line giving fast links to the City.

**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, straight over the mini roundabout, just before the Police station there is a sign for Old Mill Trading Estate on the left, turn left here and immediately right into Peel Court.

**What3words:** minds.spoke.torn

**Post Code:** RG8 7DQ

**Services:** Mains gas, electricity, water, and drainage. **EPC Rating:** B

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



TOTAL APPROX. FLOOR AREA 64.0 SQ.M. (689 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)



#### Deposit:

A holding deposit equivalent to 1 weeks rent to secure the property. A damage deposit equivalent to 5 weeks rent will be held by the Government approved Deposit Protection Service.

#### Rent:

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:

- 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 Government approved Deposit Protection Service.
- 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
- 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.

**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:** [singletonanddaughter.co.uk](http://singletonanddaughter.co.uk), [rightmove.co.uk](http://rightmove.co.uk), [mayfairoffice.co.uk](http://mayfairoffice.co.uk), [countryside.co.uk](http://countryside.co.uk)

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



**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.

