



Dudley
**Singleton
& Daughter**



Ground Floor Flat, Reading Road, Pangbourne

- Walk to shops/station
- One double bedroom
- Garden area accessed through new sliding patio door
- Single garage
- Off road parking for 1 car to the front of the building
- Separate kitchen, gas central heating

Price £750 per calendar month



1 Station Road Pangbourne Reading Berkshire RG8 7AN
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<http://www.singletonanddaughter.co.uk>

A super ground floor one bedroom apartment set well back from the road and situated within central Pangbourne. The property is only a few minutes level walk from all the local shops and amenities. The ground floor apartment also has a small garden and the added benefit of a single garage.

Appliances included: Washing machine, oven, hob and fridge freezer.

Summary of accommodation: Entrance lobby, kitchen, sitting room, double bedroom, ensuite shower room, garden and single garage with off road parking for 1 car.

Local facilities: The property is within easy walking distance of the great shopping facilities that Pangbourne offers, excellent riverside pubs, restaurants, bus service to Reading, doctors surgery. The train station has a fast train connection to Reading and London Paddington. Lots of walks through open countryside and the Pangbourne meadows and River Thames are within easy walking distance.

Directions: From the offices of Dudley Singleton and Daughter turn left at the mini roundabout then straight over the next roundabout, proceed through the heart of the village. Just after passing the Police station the terrace of three properties will be found on the right hand side just before the garage and number 78a is the end property to the right hand side as you face the block on the first floor.

Services: Mains water, electricity, drainage. Gas central heating. New boiler.

Local Authority: West Berkshire Council. **Tax band B.**

Restrictions: No pets

Letting fees for tenants: Tenancy set up fee per property: £300 inc VAT (this includes 1 tenant reference. Extra references £50 inc VAT per tenant aged 18+
Check in: 1-2 bedroom unfurnished £150 inc VAT
Tenancy renewal £100 inc VAT.

Deposit: equivalent to 2 months' rent which will be held by the independent & Government approved Deposit Protection Service.

Rent: to be paid one month in advance. Late payments will incur charges.

Payment: by bank transfer only. We require 5 working days for clearance. Please advise us if you believe you have an adverse credit history which could include County Court Judgements, CCJ's; failure to do so could risk the loss of your tenancy set up and referencing fees. Any rent advertised is pure rent and does not include any additional services such as council tax, utility charges, broadband or TV services.

Note: The tenancy set up fee is a fixed cost fee that can cover a variety of works depending on the individual circumstances of each tenancy, including but not limited to, conducting viewings, negotiating the tenancy, verifying references and drawing up contracts. This charge is applicable per tenancy, and not per individual tenant. Dudley Singleton & Daughter are members of the National Association of Estate Agents and The Property Ombudsman. Client money protection is provided by the National Federation of Property Professionals. As part of a communal building or grounds, leasehold covenants apply.

IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the 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 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 landlords. (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 tenants 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 rental. 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 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 landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants 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.



