



11 Tidmarsh Grange • Tidmarsh • Berkshire

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1,282 sq ft / 119 m² (all measurements are approximate) Pangbourne shops & train station 1.3 miles • Reading 6 miles • M4 (Junc 12) 3.5 miles (all distances approximate)

A super 3-bedroom, 2-bathroom, ground floor apartment, part of a unique purpose built complex of luxury apartments. Set within 5 acres of beautiful communal grounds with a secure gated entrance, and use of an indoor heated pool, and outdoor tennis court.

11 Tidmarsh Grange is a spacious and bright flat featuring a large open plan kitchen/dining/living room. The kitchen has fitted appliances to include; washing machine, dishwasher, fridge/freezer, oven, and electric hob. From the living room area there are 3 sets of French doors opening onto a south facing terrace area with high laurel hedging giving year-round privacy.

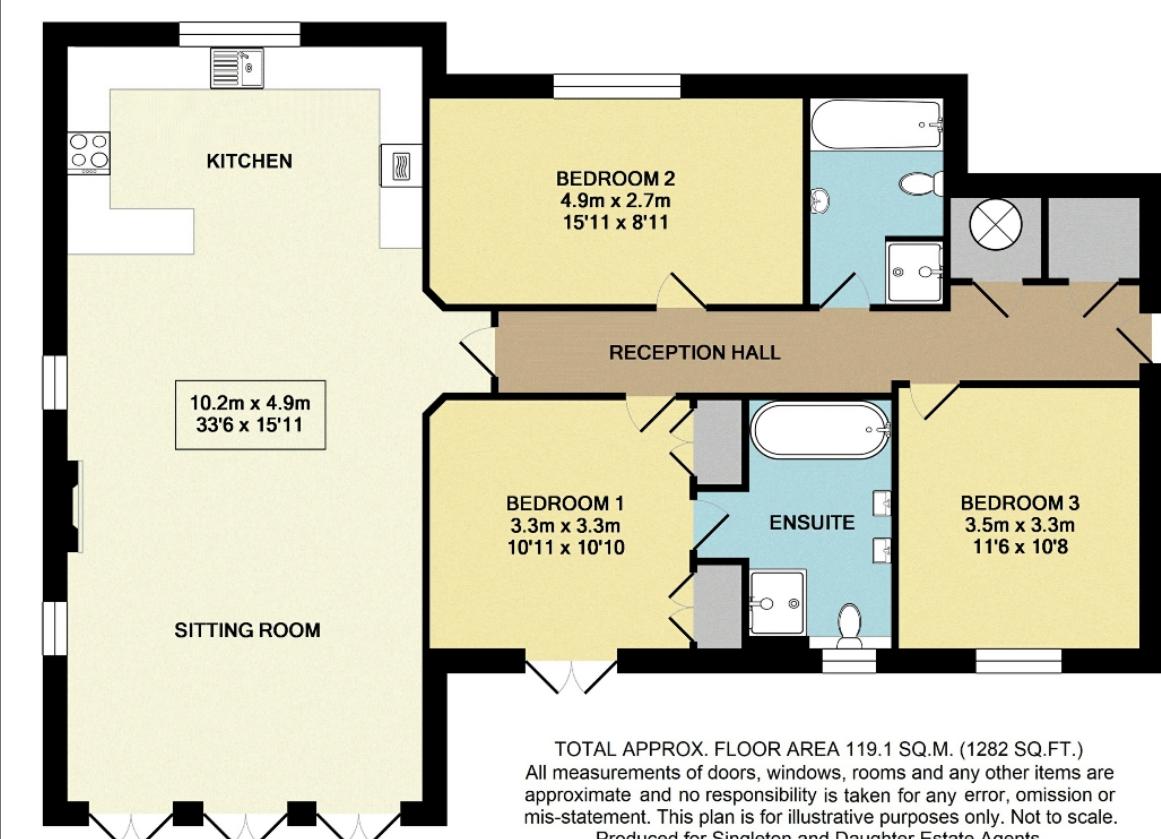
Bedroom 1 has built in wardrobes, an ensuite with separate shower and bath, and French doors to a patio area. Bedroom 2 is a double bedroom and bedroom 3 is a single. There is a family bathroom with separate shower and bath. Unusually in such developments, there is lots of storage space in the property. 1 allocated parking space (plus visitor parking).

Sorry no pets due to leasehold restrictions. Long term tenancy preferred. This property would suit a professional couple.

Summary of accommodation: Entrance hall, large kitchen/dining/living room, 3 bedrooms, 2 bathrooms.

Communal facilities: hard tennis court, heated indoor swimming pool with sauna, shower, changing rooms, and riverside grounds extending to 5 acres. Leasehold covenants apply





TOTAL APPROX. FLOOR AREA 119.1 SQ.M. (1282 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.
 Produced for Singleton and Daughter Estate Agents.



Local facilities: Tidmarsh is about a mile from Pangbourne and only a few minutes' drive from Junction 12 of the M4. Surrounded by rolling countryside the village lies on the River Pang. Tidmarsh has a village hall, church, village green and The Greyhound; a 12th century pub which serves food in the heart of the village. Pangbourne just a few minutes' drive away, and offers a splendid selection of award-winning independent shops, a small supermarket, health centre, dentists, library, hairdressers, riverside pubs, and restaurants.

Directions: With The Greyhound pub (RG8 8ER) on your left, follow the road for a short distance, and the entrance to Tidmarsh Grange is on the left.

Services: Mains water, electricity, private drainage. Electric underfloor heating. **Post Code:** RG8 8FD **Council Tax Band:** West Berkshire, Band E

Deposit: A holding deposit equivalent to 1 week's rent (to secure the property). A damage deposit equivalent to 5 weeks rent will be held by the Government approved Tenancy Deposit Scheme.

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 which are the responsibility of the tenant.

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



Dudley Singleton & Daughter are members of Propertymark & The Property Ombudsman.
Client money protection is provided by Propertymark.



Viewing by arrangement with vendor's agent; Dudley Singleton & Daughter, No. 1 Station Road, Pangbourne, Berkshire, RG8 7AN. **Tel:** 0118 984 2662

Websites: singletonanddaughter.co.uk rightmove.co.uk, mayfairoffice.co.uk, countrylife.co.uk

London Office: Mayfair Office, 41-43 Maddox Street, Mayfair, London, W1S 2PD

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 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/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.

