5 THE MOUNT

HARDWICK ROAD • WHITCHURCH-ON-THAMES

Dudley Singleton & Daughter
The Country Agent
Est. 30 Years

5 The Mount • Hardwick Road • Whitchurch-on-Thames • Oxfordshire

Easy walk to village pubs, countryside walks, River Thames and Pangbourne's shops, amenities and train station.

A unique luxury 1 bedroom apartment, on the top floor of a sympathetic conversion of a fine Edwardian property within the heart of this famous Thames-side period village.

This property has a fantastic outdoor roof terrace area, perfect for summer entertaining. The whole apartment is very light, and has been maintained to a high standard. It is perfect for a professional individual.

There is plenty of storage and cupboards, private off-road car parking, intercom phone to front door.

Summary of accommodation: Hallway, sitting room with dining area, fitted kitchen, 1 double bedroom, shower room. Some furniture will be provided; bookcase, drawers, etc.

Appliances included: Washing machine, fitted fridge, freezer, electric oven, gas hob.

Local facilities & schools: The Mount is within easy walking distance of pubs The Greyhound and The Ferryboat Inn, Pangbourne village centre with its independent shops, supermarket, restaurants, doctors, etc. Pangbourne train station is only a 10-minute walk giving fast connections to London Paddington, Reading and Oxford.

Directions: From the offices of Singleton & Daughter turn left, left again at the mini roundabout and left again at the mini roundabout at The George Hotel. Proceed over the River Thames toll bridge and along the High Street. Turn right opposite the art gallery into Hardwick Road. Turn first right and this is the private parking area for The Mount.

Services: Mains water, electricity, gas and drainage. Combi boiler for hot water and central heating. Double glazing throughout.

Post Code: RG8 7HW

Local authority/Tax band: South Oxfordshire District Council. Council tax band B

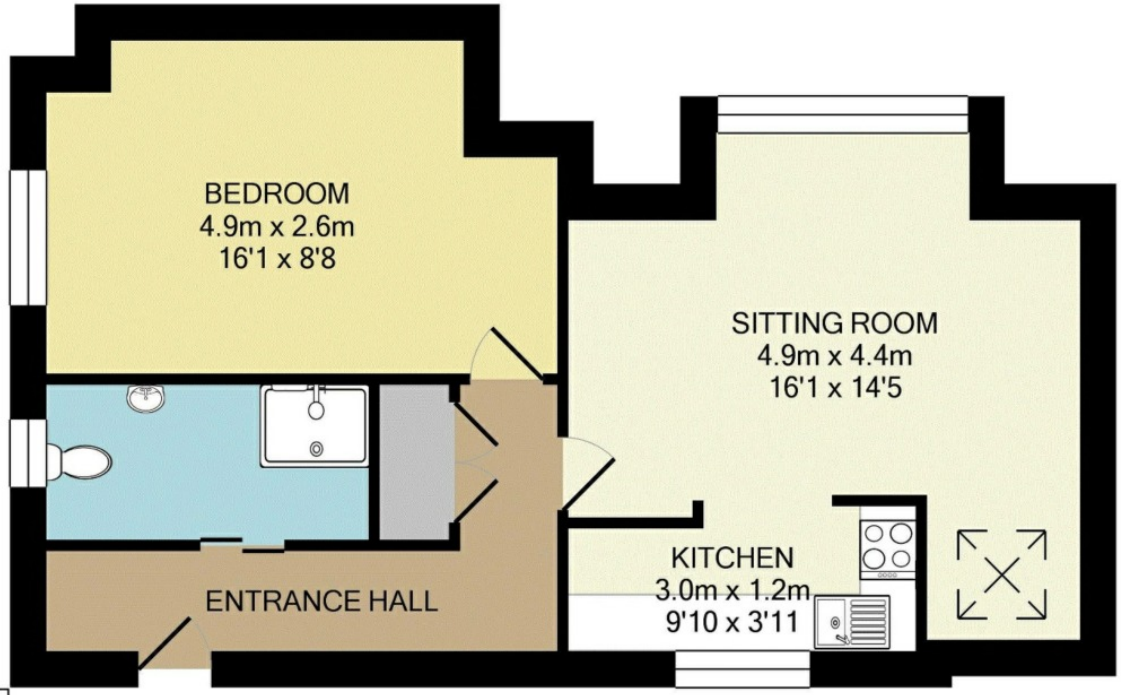
As part of a communal building or grounds, leasehold covenants apply.

Deposit: A holding deposit equivalent to 1 weeks rent to secure the property. Damage deposit equivalent to 5 weeks rent will be held by the Tenancy Deposit Scheme (£3,173 based on a rental figure of £2,750 pcm)

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:

a) The rent (£995 pcm) 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 (£1,148.07), which will be held by the independent & Government approved Tenancy Deposit Scheme c) A refund-able holding deposit (to reserve a property) capped at no more than one week's rent (£229.61) 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 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 prior to tenant referencing.



Flat 5 roof terrace

(Not actual shape - see photograph)

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. Produced for Singleton and Daughter Estate Agents.

The Property Ombudsman

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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