

5 Saxon Place  
Pangbourne • Berkshire



Dudley  
**Singleton  
& Daughter**  
The Country Agent



# 5 Saxon Place • Pangbourne • Berkshire Unfurnished

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

706 sq ft / 66 m<sup>2</sup>  
(all measurements are approximate)

A very attractive 2 bedroom ground floor apartment. Occupying an important corner position overlooking well-maintained gardens to the front and enjoying a sunny, walled private courtyard garden. The courtyard is accessed from the flat and also accessed via an outside gate.

The property is set within the heart of the village within easy walking distance of shops, schools, buses, pubs, restaurant and train station giving fast connections to London Paddington, Reading and Oxford.

## Special features:

- The property is in good order throughout
- Modern kitchen, fitted with gas hob, extractor over, oven under, fridge freezer & washer/dryer included
- Walled private courtyard garden to the rear with garden store
- Highly insulated, primary double-glazed windows, and gas fired central heating
- Megaflo pressurised water system
- Entry phone system giving access to a communal reception hall
- One allocated parking space

**Summary of accommodation:** Entrance hall, spacious and light kitchen/living room with bay window and window overlooking the rear courtyard, 2 bedrooms, ensuite shower room to the main bedroom, and further family bathroom.

**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 riverside meadows, tennis courts & football pitches.

Pangbourne offers superb transport links with a fast train service to London Paddington, Oxford and Reading and the upcoming Crossrail offering fast links to the City, as well as buses to all local areas.

**Directions:** From the offices of Dudley Singleton & Daughter turn left and at the mini roundabout turn left again. Through the heart of the village, straight over the mini roundabout, follow this road a short distance, passing a convenience store on your right and just after the Barber Shop on your left is Saxon Place.

**Post Code:** RG8 7HX

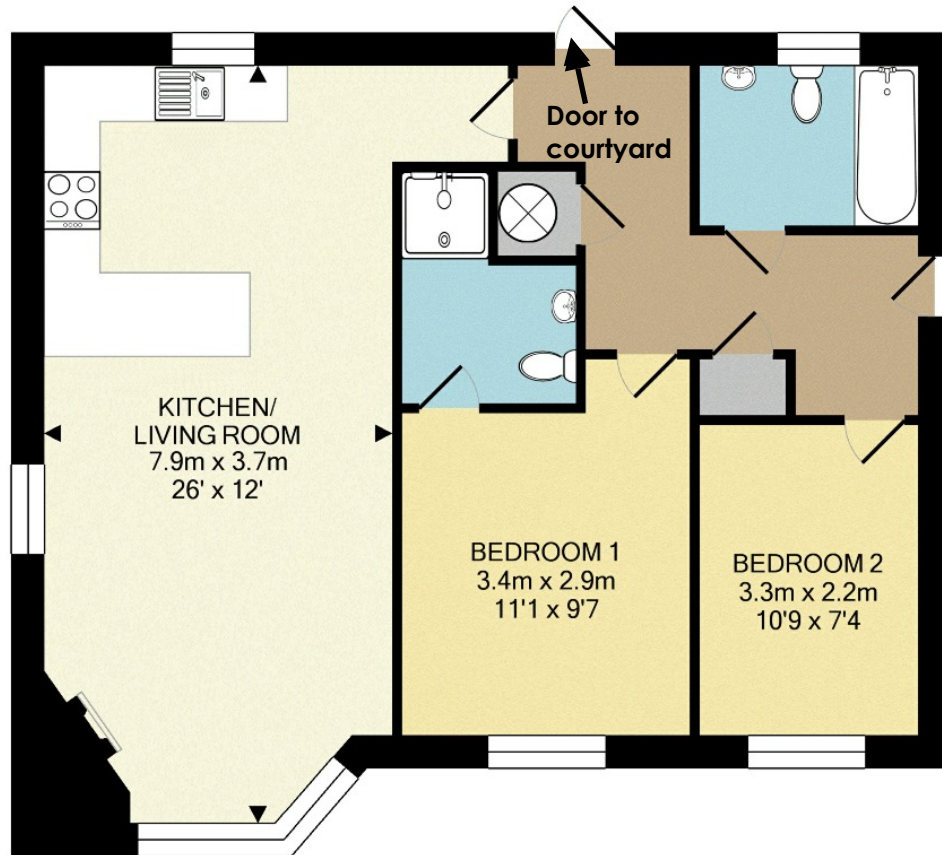
**Services:** Mains water, drainage, electricity and gas.

**EPC Rating:** C

**Local Authority & Council Tax Band:** West Berkshire, Band C



## PRIVATE TO 5 SAXON PLACE - WALLED COURTYARD GARDEN with gate



TOTAL APPROX. FLOOR AREA 65.6 SQ.M. (706 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.

**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

**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/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.

### 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.







1 Station Road, Pangbourne, Berkshire, RG8 7AN

**Tel: 0118 984 2662**

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