

44 HARTSLOCK COURT • PANGBOURNE



SUMMER PHOTO



View from the sitting room



44 Hartslock Court • Pangbourne • Berkshire

Pangbourne village centre, a few minutes' walk to shops & station • Fast trains to London Paddington (47 minutes)

- M4 (junc 12) 5 miles

(all distances/times are approximate)

920 sq ft / 90 m²

(all measurements are approximate)

A light and bright 2 bedroom apartment in immaculate order throughout, within this highly sought after development. This is a very spacious and well-fitted apartment in the higher block, enjoying wonderful views of the River Thames, to the Chiltern Hills in the distance, and to the rear, views over open rolling countryside.

Hartslock Court is within a few minutes easy walking distance of the village centre with all its fantastic shopping facilities, pubs, restaurants, and the train station with fast trains to London Paddington.

Special features:

- Spectacular views from the large sitting room, with floor to ceiling windows
- The kitchen has plenty of storage, ample work surfaces, and a walk-through opening to the sitting room
- Kitchen is well fitted with a washing machine, stand-alone fridge freezer, dishwasher, electric oven, electric hob and extractor over
- Study – excellent for home working, or doors could be fitted to create a 3rd bedroom
- The shower room and cloakroom have been refurbished and there is a large walk-in shower, as well as a separate bath
- Underfloor heating throughout, individual room controls
- Newly decorated, with new carpets in bedrooms and new curtains throughout
- High security, end of development location, great lock up and go
- Well maintained communal gardens
- Lockable single garage owned by the property
- Primary double-glazed windows throughout
- Bedrooms have an extensive range of fitted wardrobes

Summary of accommodation: entrance hall, sitting room, 2 bedrooms, study/dining room, bathroom room, separate WC, kitchen, airing cupboard with storage.

Outside: single garage in separate block, additional car parking, and a very useful spacious lockable storeroom adjacent to the apartment with electricity.

Garden: Well-kept communal grounds maintained under contract.

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, pubs & restaurants.

Schools: Within easy reach of a number of fine schools; Pangbourne Primary School, Pangbourne College, Bradfield College, St Andrew's Preparatory School, The Oratory School, Downe House, Cranford House and Moultsford Preparatory School.

Directions: From the offices of Singleton & Daughter proceed under the railway bridge passing The Swan pub on your right and opposite the rowing club, turn left

into Hartslock Court and the flats will be on your right. Park towards the end of the road.

Post Code: RG8 7BJ

Services: Mains water, drainage and electricity, satellite and high speed broadband connection.

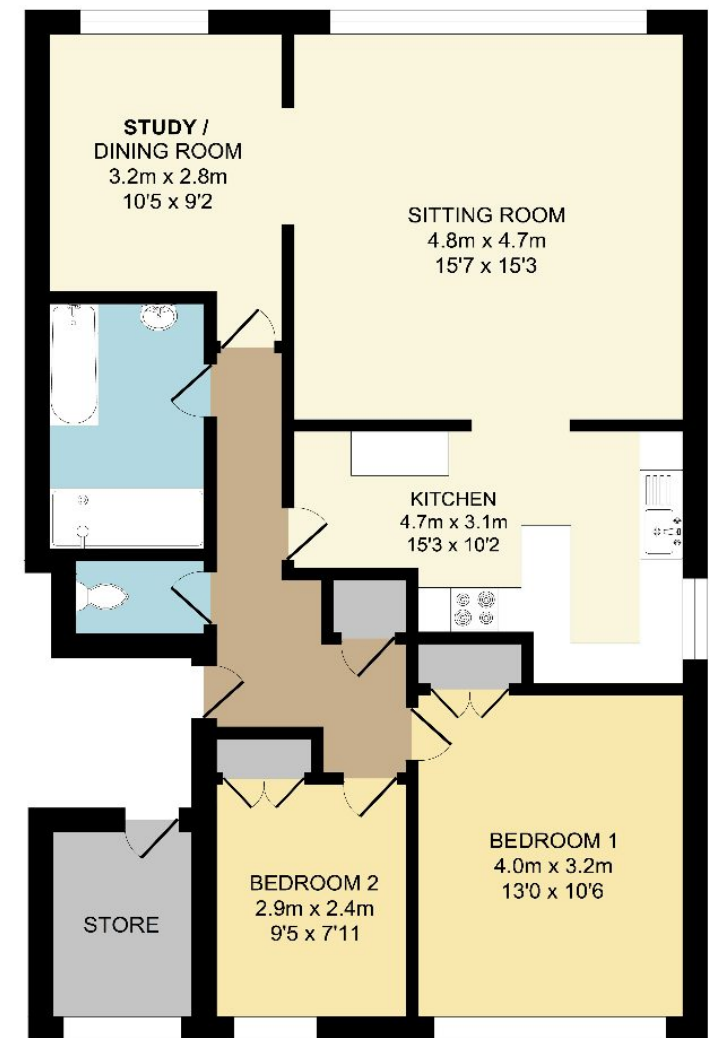
Local authority/Tax band: West Berkshire. Tax band E.

EPC : BAND TBC

Tenure: Leasehold.

The leaseholders of Hartslock Court own the freehold title to the development, held 'in common' owned by Hartslock Court Limited, representing a 1/45 share for each leaseholder / freeholder. A maintenance charge is payable by each apartment and currently the annual sum amounts to £1,600 and which is paid half yearly. These charges include the cost of upkeep and maintenance of the gardens and communal areas including halls and stairways, exterior window cleaning, Buildings Insurance and a sum towards a 'sinking fund' which is set aside for further expenditure on major items.





TOTAL APPROX. FLOOR AREA 89.5 SQ. M. (920 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. www.singletonanddaughter.co.uk



Note. An external library photo has been used
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, www.rightmove.co.uk, www.mayfairoffice.co.uk, www.onthemarket.com, www.countrylife.co.uk
London Office: Cashel House, 15 Thayer Street, London, W1U 3JT

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1 Station Road, Pangbourne, Berkshire, RG8 7AN

Tel: 0118 984 2662

www.singletonanddaughter.co.uk info@singletonanddaughter.co.uk

London Office : Cashel House, 15 Thayer Street, London W1

Bedroom 1



Bedroom 2

