6, Saxon Place Reading Road, Pangbourne, Berkshire, RG8 7HX
£375,000 Leasehold

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- 2 Bedroom Split Level Apartment
- Spacious Open Plan Lounge Diner & Kitchen
- Sizeable Dual Aspect Bedroom
- Gas Radiator Central Heating
- Allocated Parking
- Communal Entrance Hall & Entrance Hall
- Bathroom
- En Suite Shower Room
- Sought After Location Near Amenities & Railway Station
- No Onward Chain

An immaculately presented two bedroom split level Apartment occupying the first and second floors of a highly sought after development in the heart of Pangbourne village. Ideally positioned within easy walking distance of the mainline railway station, an excellent selection of independent shops, cafés, restaurants, and everyday amenities, the property also enjoys access to miles of picturesque riverside walks along the banks of the River Thames. A number of highly regarded schools are also conveniently close by.

The well planned accommodation begins with a communal entrance hall and staircase leading to the first floor. Upon entering the Apartment, the welcoming entrance hall provides access to the second bedroom, which is equally suited as a home office or study, a modern family bathroom, and a spacious lounge and dining room that offers an excellent space for both relaxing and entertaining. The lounge flows seamlessly into a stylish open plan fitted kitchen, creating a bright and sociable living environment.

A striking spiral staircase leads to the impressive principal bedroom, which is significantly larger than average and enjoys a dual aspect, allowing an abundance of natural light to fill the room. The bedroom benefits from built in wardrobes and is complemented by a well appointed ensuite shower room, providing a private and luxurious retreat.

Further benefits include double glazed windows and gas fired radiator central heating throughout, ensuring year round comfort and energy efficiency.

Externally, the development is equally well maintained, offering allocated parking, additional visitor parking, attractive communal gardens and a secure enclosed bin store.

This exceptional apartment combines generous living space with an outstanding village location, making it an ideal purchase for first time buyers, professional couples, those looking to downsize, or investors seeking a quality property in one of Berkshire's most desirable villages.

Please contact Sansome & George Tilehurst office to arrange an appointment to view.

Council Tax Band E - West Berkshire
Lease Length - 125 Years from 2004 - Circa 102/103 Years Remaining - Approximately
Service charge - £1,200 per annum
Ground Rent - £125.00 per annum

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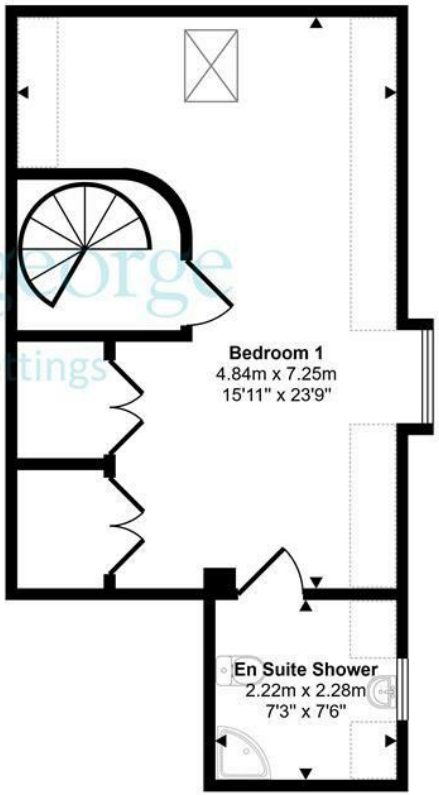
Approx Gross Internal Area
107 sq m / 1154 sq ft

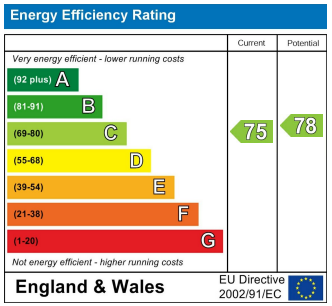
Ground Floor
Approx 67 sq m / 721 sq ft

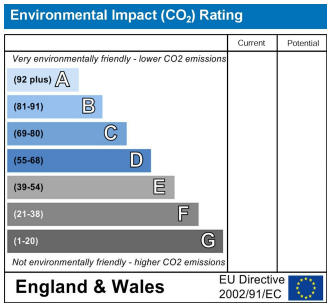


First Floor
Approx 40 sq m / 433 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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