

Flat 5, Bowling Green Farmhouse Trenthams Close, Purley On Thames, RG8 8EZ
£225,000 Leasehold - Share of Freehold

sansome george
Residential Sales & Lettings

- Spacious 2nd Floor Apartment
- Store Room/Study
- Impressive Bathroom
- Sash Windows
- Parking To The Front
- Sizeable Dual Aspect Living Room
- Kitchen/Diner & Utility Cupboard With Sink
- Sought After Location
- Contemporary Electric Heaters
- Communal Garden Area To The Rear



Situated within a charming converted farmhouse in the highly sought after village of Purley on Thames, this exceptional second floor Apartment offers spacious and characterful accommodation that is significantly larger than the average one bedroom property.

The location is particularly appealing, with miles of beautiful open countryside in nearby Sulham, picturesque riverside walks, and excellent recreational facilities all within easy reach. Residents can enjoy the local sports and social club, complete with a community barn, while the thriving village of Pangbourne is just a short distance away, offering an excellent selection of independent shops, cafes, restaurants and local businesses. Everyday amenities are also conveniently close by, including Waitrose and Tesco Express.

Accessed via a communal entrance, the property is approached through a private entrance hall which leads to an impressive and lengthy landing area, providing access to all principal rooms and useful utility cupboard with sink. The accommodation comprises a generous dual aspect living room filled with natural light, a spacious double bedroom with fitted wardrobes, a well proportioned kitchen diner offering ample space for dining and entertaining and an impressive bathroom.



A particular feature of the apartment is the additional study/ store room, providing valuable flexible space that could be used as a home office, hobby room, dressing room, or for storage depending on individual requirements.

The property combines period character with modern convenience, benefiting from attractive sash windows and contemporary electric heating throughout. Externally, residents can enjoy a communal garden to the rear, while parking is available to the front of the building.

This fantastic apartment presents a rare opportunity to acquire a substantial one bedroom home in a desirable village setting, combining spacious accommodation, character features and excellent access to local amenities and countryside walks.

Early viewing is highly recommended. Please contact Sansome & George Tilehurst Branch to arrange an appointment.

Council Tax Band D - West Berkshire.

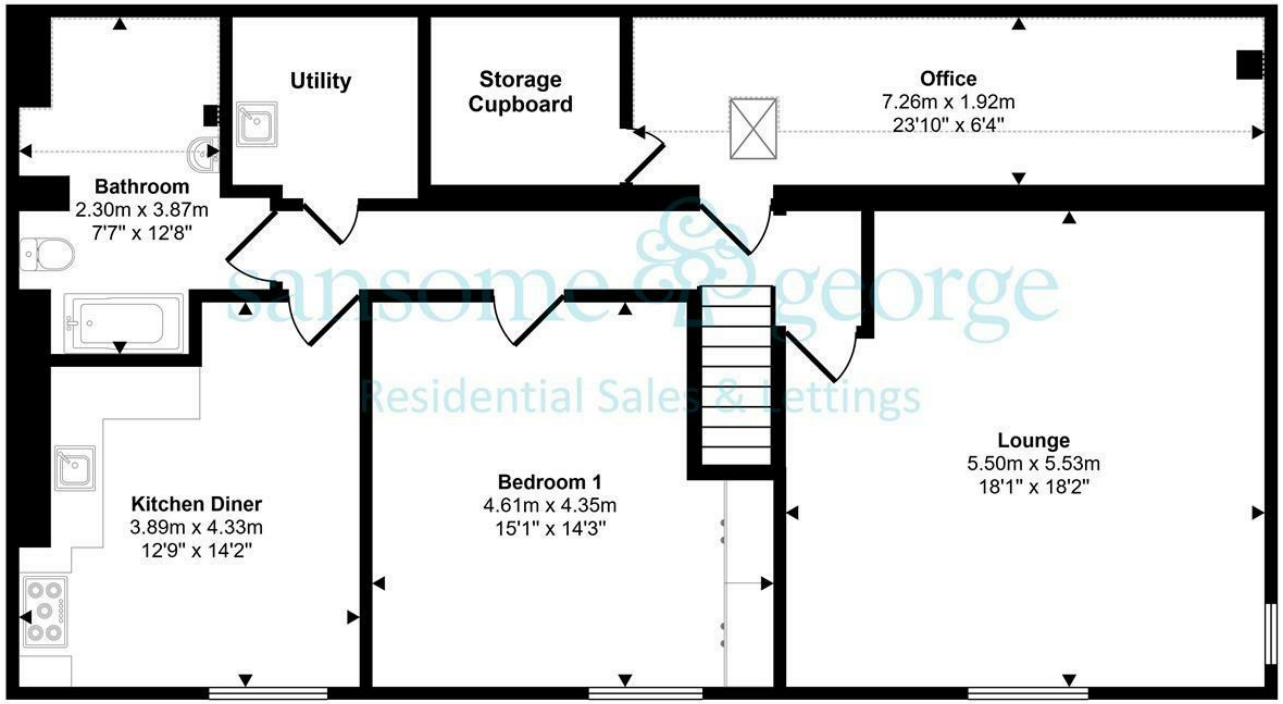
Lease Length: Share of Freehold -125 years from 2021 (circa 120 years remaining - Approximately)
Maintenance/service charge: £2,540 annually (£1270 6 monthly)







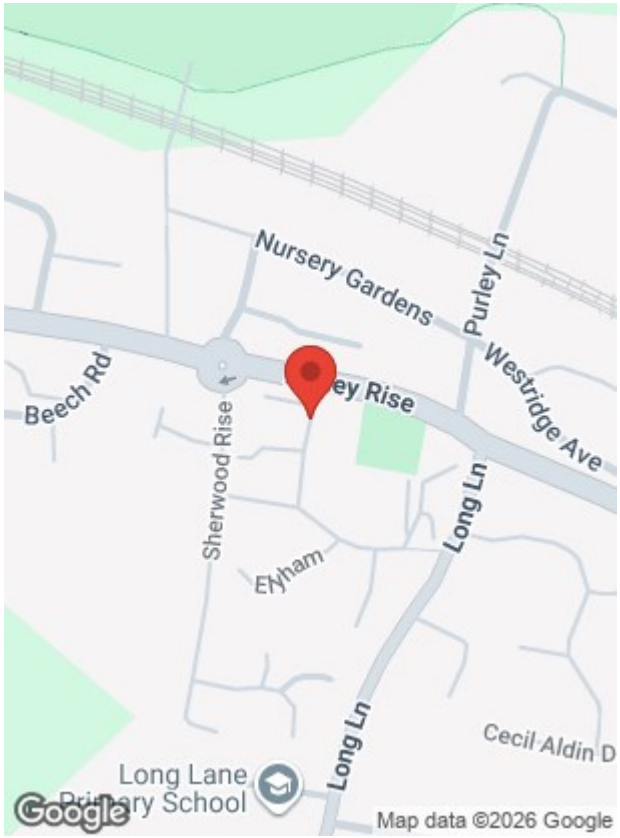
Approx Gross Internal Area
109 sq m / 1177 sq ft

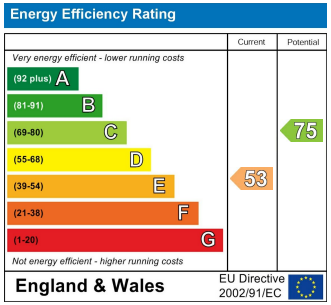


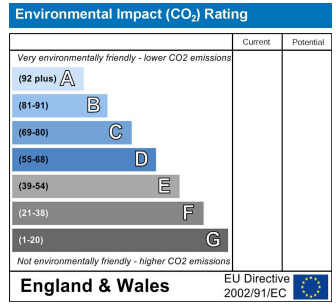
2nd Floor

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.



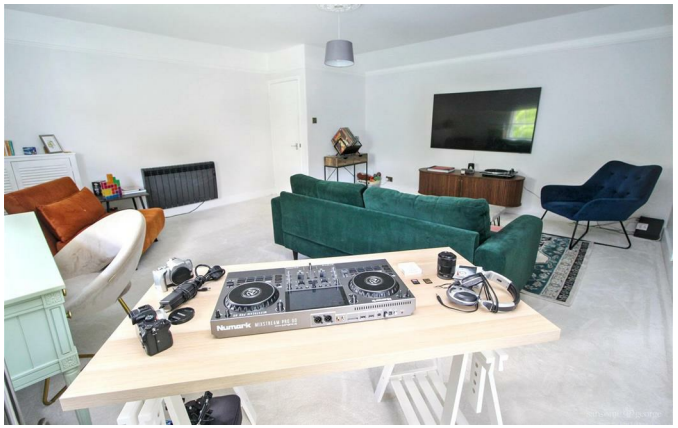




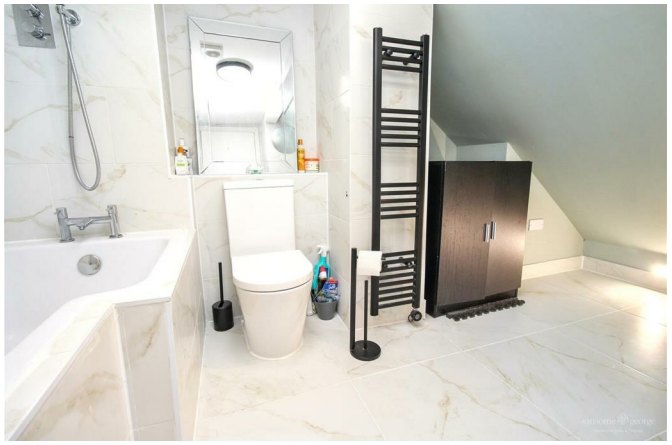
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