



Saxon Place, Available, £1,400 PCM, Furnished

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Residential Sales & Lettings

A well presented ground floor apartment with two bedrooms and two bathrooms, situated in the heart of Pangbourne and within easy walking distance of the village shops, amenities, and the mainline railway station. Pangbourne offers an excellent range of local facilities including independent shops, restaurants, cafés, professional and medical services, together with easy access to the stunning countryside of West Berkshire and South Oxfordshire along the banks of the River Thames. The area is also highly regarded for its selection of both private and state schools.

Approached via well maintained grounds, the communal entrance leads to a private front door, opening into a well proportioned entrance hall with doors leading to all accommodation. A spacious, dual aspect open plan kitchen living room with bay window to the front, two bedrooms (one double, one single), ensuite bathroom to bedroom one and further separately accessed shower room. Externally there is parking for one car.

Property details:

Energy Performance Rating: C - The full results of the energy performance assessment can be supplied upon request.

Local Authority: West Berkshire

Council Tax: - Band D

Tenancy: An Assured Periodic tenancy.

Possession: Available 24th November (subject to the usual formalities).

Rent: £1400 per calendar month paid in advance by Bankers Standing Order.

Deposit: £1615.38. The deposit will be paid to the agent who is a member of the deposit protection service (DPS), who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

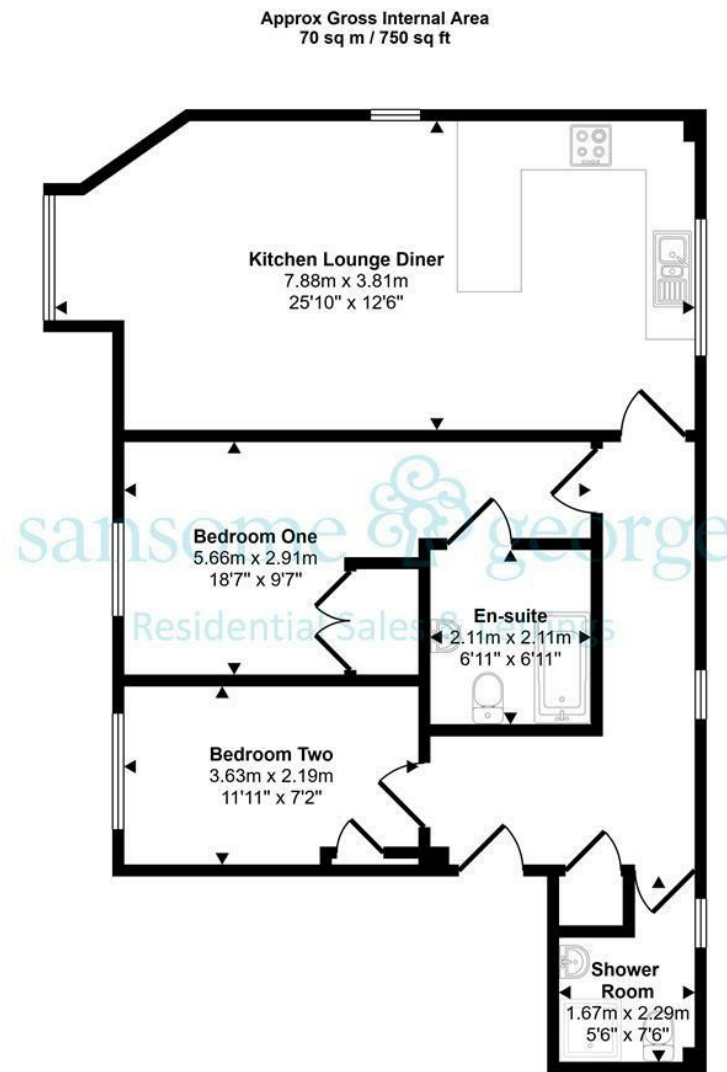
Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.

Applicant Note:-

Please note that some photographs within these particulars may have been digitally enhanced to improve presentation, including the removal of temporary items, clutter and personal belongings. The images remain a fair representation of the property and no structural alterations have been made.

Prospective applicants should satisfy themselves as to the condition, size, layout and features of the property through inspection and their own enquiries.





Floorplan

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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