



9 CARIAD COURT, CLEEVE ROAD, GORING ON THAMES,  
OXFORDSHIRE, RG8 9BT



- Top floor riverside apartment
- Set in acres of riverside grounds
- Two double bedrooms, two bathrooms
- Close to village centre
- River & countryside views
- Virtual tour available

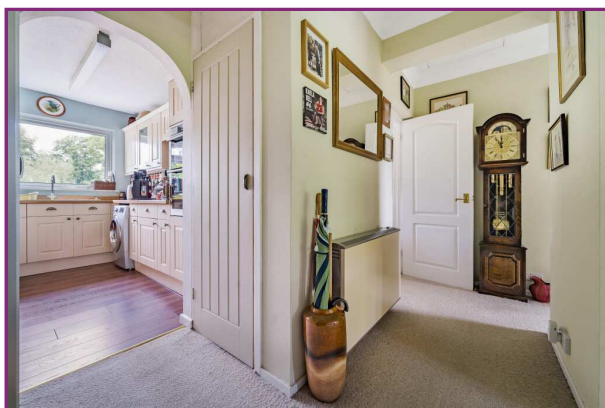
Asking Price £387,500 (Share of Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE GORING ON THAMES BRANCH ON 01491 873456



## PROPERTY DESCRIPTION

A spacious two bedroom, two bathroom top floor apartment set in private riverside grounds of approximately four acres. The apartment offers uninterrupted views across the River Thames and towards National Trust land and the Berkshire Downs. Located within a short level walk of the village centre and mainline railway station, the property also benefits from share in freehold ownership and an allocated garage. The accommodation includes: Entrance hall, kitchen, lounge/diner, principal bedroom with en-suite, additional double bedroom and shower room. EPC Rating D.



## LOCAL INFORMATION

Goring is a sought after village conveniently located for commuting to London (56 minutes) and Reading (15 minutes) by train from Goring station. Reading Station has a fast service to London, Paddington (from 29 mins) with the Elizabeth line now allowing direct access to the City, Canary Wharf, the West End and Heathrow. The spectacular scenery in and around the Goring Gap is the setting for such classic books as *Wind in the Willows*, *Watership Down* and *Three Men in a Boat*. Views of Goring Lock, the weirs and the rural landscape, especially as seen from the bridge, are some of the most photographed and painted scenes in England. Goring has a good selection of local shops including an award winning grocer, butcher, several convenience shops including Tesco, as well as a doctor's surgery, dentist, chemist and vets. There is a thriving local community with a wide range of clubs, societies and special interest groups - latest news and events are on the village website at [visitgoringandtreatley.co.uk](http://visitgoringandtreatley.co.uk)

## ACCOMMODATION

There is a communal entrance, with stairs leading up to the top floor, where the front door opens into an entrance hall with airing and coat cupboards. The lounge/diner offers a fantastic outlook over the grounds and River Thames, with a walk-in bay window. The kitchen has been tastefully re-fitted with a matching range of units, integral appliances including double ovens, induction hob, full height fridge/freezer, space for a washing machine and a filtered water tap.



The main bedroom is fitted with a full range of wardrobes, with an en-suite shower room fitted with a Mira shower. There is a further double bedroom which is double aspect with a lovely view over the river. The shower room has been re-fitted by the current owner with full tiling and a walk in shower.

### **OUTSIDE SPACE**

Set on private established grounds of approximately four acres. The property is approached from Cleeve Road, with a large driveway leading to the garages and communal visitor parking. Steps from the rear of the apartment buildings lead down to well maintained terraced gardens, with a variety of flower and shrub beds and borders, mature trees, and lawned river garden. The property also benefits from a garage within a block.

### **LOCAL AUTHORITY and SERVICES**

South Oxfordshire District Council. Tax band E. Electric night storage heating with supplementary electric heaters. Immersion heater with timed booster. Water softener.

999 year lease commencing 1 September 2012. Ground rent for the garage is £550 per annum. The service charge is currently £2000 per annum, which includes landscaping of the grounds, maintenance and cleaning of the internal and external communal areas, and window cleaning. These charges are reviewed annually by a committee of residents. Additionally each apartment owns a 1/31 share of the freehold.

Should you proceed with the purchase of the property these details must be verified by your solicitor.





## **CONVEYANCING**

We work with DT Conveyancing to help you buy your property with confidence. Your dedicated conveyancer will keep you informed at every stage from start to finish. Making your move a stress-free and straightforward as possible.

## **MORTGAGES**

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate Limited is an Introducer Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Limited which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

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## **LETTINGS and MANAGEMENT**

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

## **DISCLAIMER**

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

## **BUYERS INFORMATION**

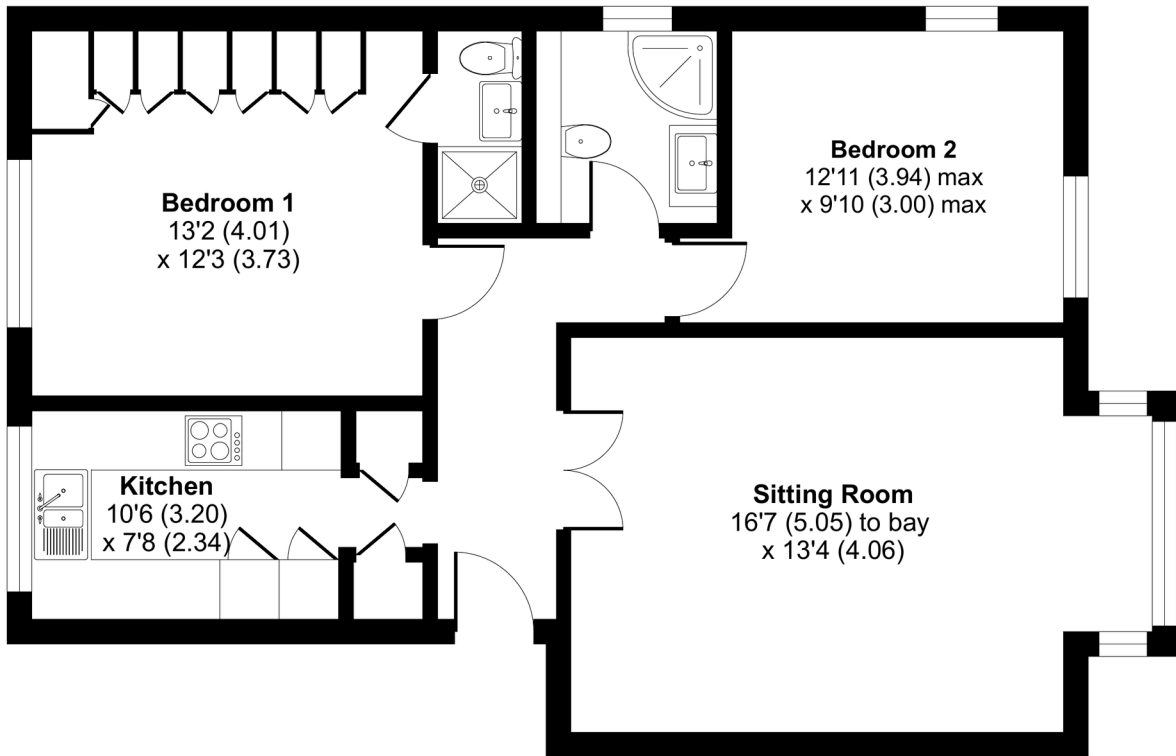
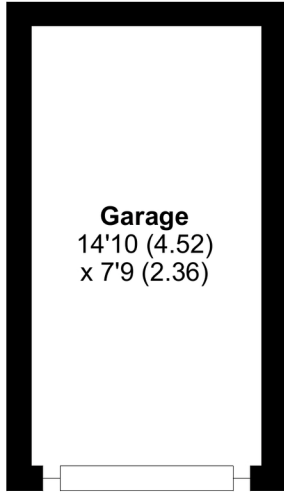
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

## **REFERRAL FEES**

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 893 sq ft / 82.9 sq m (includes garage)

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2023. Produced for Davis Tate. REF: 992278