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9 TIDMARSH GRANGE, TIDMARSH, BERKSHIRE, RG8 8FD



- **First Floor Apartment with Lift Access**
- **Leisure Complex with Indoor Pool, Spa, Sauna, Tennis Court**
- **Wonderful riverside views**
- **3 Bedrooms**
- **Chain free**

Asking Price £500,000 (Leasehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE PANGBOURNE BRANCH ON 0118 984 5333



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PROPERTY DESCRIPTION

A most impressive, large, first floor apartment set in a gated development. With more than five acres of beautiful grounds bordered by the River Pang and exclusive access to private tennis courts and swimming pool. EPC Rating C. Chain free

LOCAL INFORMATION

Tidmarsh is a traditional Berkshire village about a mile from Pangbourne and only a few minutes drive from Junction 12 of the M4. With views of rolling Berkshire downland to the west and towards Sulham Woods to the east the village lies on the River Pang, a chalk river renowned for its trout and coarse fish, and which runs into the Thames at Pangbourne. and there are walks along the river into Pangbourne, as well as several local footpaths. There is a Village Hall, Church and Village Green with a Millennium Playground and a well regarded Dining Pub, The Greyhound, in the heart of the village. Tidmarsh is also close to Theale with its well regarded schools and variety of shops and there is a retail park with a Savacentre near the J12 roundabout. Bradfield College, with its superb sporting facilities, is open to public membership and is only a short drive away. This is a popular and thriving village with a good range of facilities and excellent communications.

ACCOMMODATION

First Floor apartment with access via lift or stairs. Entrance hall with handy fitted storage cupboards, large 30ft7 x 16ft main reception room with fireplace and views towards the River Pang, highly specified kitchen/breakfast room with granite work tops, fitted fridge/freezer, washing machine and dishwasher, master bedroom with full en suite bathroom, his and her sink and separate free standing shower. Two further bedrooms and family bathroom with his and her sink bath and separate, free standing shower. Under floor heating throughout.



OUTSIDE SPACE

Five acres of beautiful grounds bordered by the River Pang (along which there are exclusive fishing rights). There is an excellent leisure complex including an indoor swimming pool with spa and sauna and a tennis court. Secure gated residents' parking for one car, and visitors parking.

LOCAL AUTHORITY and SERVICES

www.westberks.gov.uk. Mains electric and water. Council Tax Band E.

LEASEHOLD INFORMATION

Held on the balance of a 125 year lease commencing 01.01.2006. The annual ground rent is currently £250, doubling every 25 years and the variable service charge is currently £7,651.68 per annum.

LEASEHOLD



CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

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

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

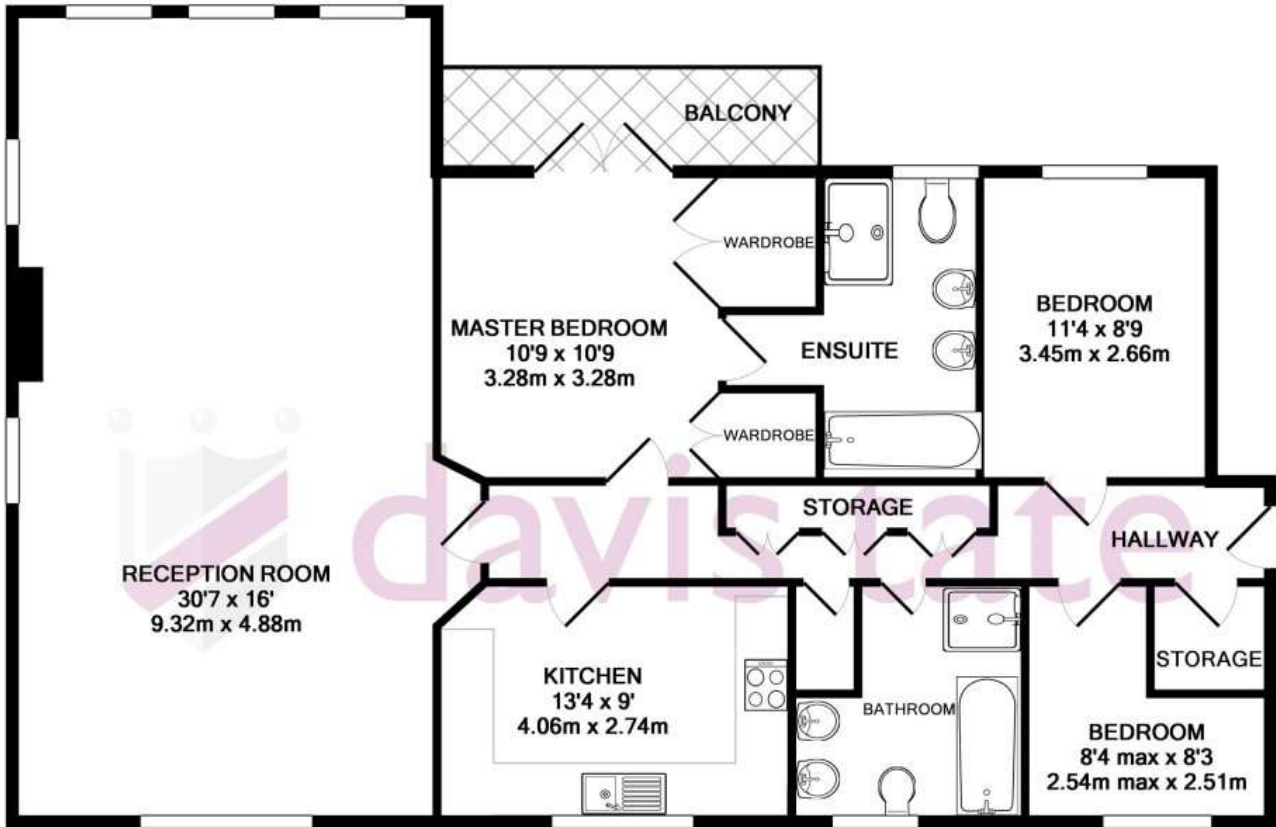
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

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.



TOTAL APPROX. FLOOR AREA 1228 SQ.FT. (114.1 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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