

**1 WESTVIEW, ASTON CLOSE, PANGBOURNE, BERKSHIRE,
RG8 7LQ**

- Available end May 2024
- 0.9 miles from Pangbourne station
- Two Bedrooms
- Bathroom
- EPC Rating D
- Allocated Parking & Private Garden

£1,250 per month + permitted payments *

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



davistate.com

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Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

PROPERTY DESCRIPTION

A two bedroom first floor maisonette located half a mile from the centre of Pangbourne village. The property comes with allocated parking space, private garden. Available end may. Unfurnished EPC Rating D.

LOCAL INFORMATION

Pangbourne is an exceptionally pleasant and well supported village. Standing on the south side of the River Thames where it meets the Pang, Pangbourne lies between rolling Berkshire Downland to the South and the start of the Chiltern Hills to the North. This thriving and active village is a focal point for the surrounding countryside and offers superb transport links with fast mainline railway service to Reading and London Paddington, and J12 of the M4 being only a short drive away. As well as several award winning independent shops, Pangbourne has excellent schools, both in the private and the state sector, a large modern Health and Medical Centre, riverside pubs and restaurants. There are excellent sporting and leisure facilities and an active community with its own village magazine, and many societies and associations. There are many country and riverside walks, with public footpaths and bridle ways giving access to miles of open countryside and the beautiful beech woods of the Chiltern Hills.

ACCOMMODATION

Entrance door to side of building. Entrance hall with useful under stair storage (not enclosed with cupboard doors) stairs leading to first floor with a light and sizable landing. Living room to front aspect with door leading to galley kitchen with white goods remaining for tenant use. Furthermore, there are two double bedrooms, fitted wardrobes to master and family bathroom with a power shower over the bath.

OUTSIDE SPACE

Allocated parking for one vehicle to side of building. A private, and low maintenance garden which has been hard landscaped by the current owners. Garden shed. The garden measuring approximately 32ft (10m) wide by 14ft (4m) deep.

LOCAL AUTHORITY and SERVICES

www.westberks.gov.uk. Council tax band B.
Main water, gas, electricity and drains.

IMPORTANT NOTICE

* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.



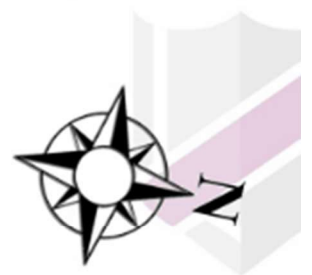
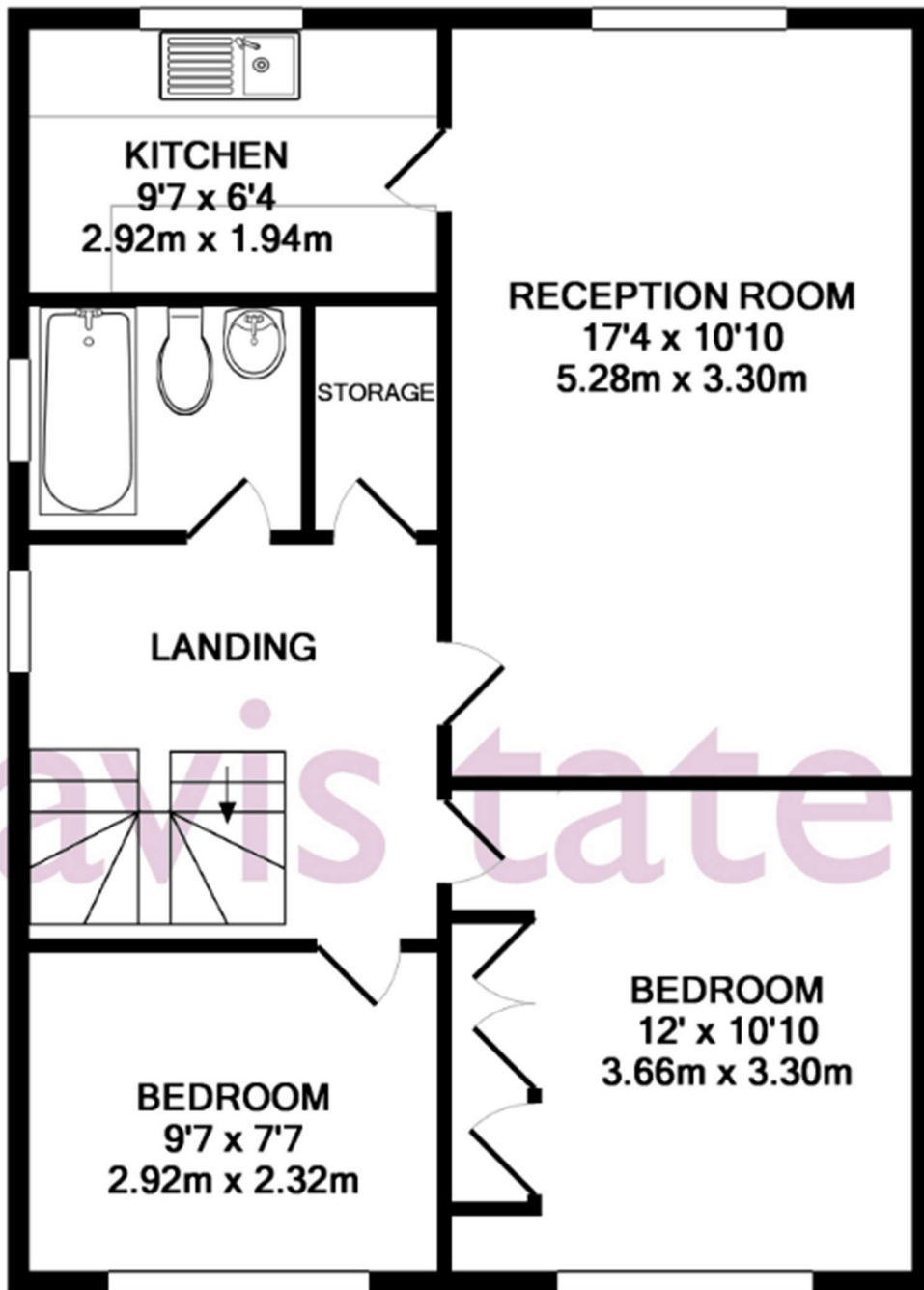


DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

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 640 SQ.FT. (59.5 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
 APPROX. FLOOR
 AREA 586 SQ.FT.
 (54.4 SQ.M.)