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FLAT 2, GREENWAYS, MEADOW LANE, PANGBOURNE, READING, BERKSHIRE, RG8 7NB



- Ground floor 2 bedroom flat
- Prime residential location
- Quietly situated
- Recently refurbished
- Close walk to station and village
- Allocated parking

Offers in excess of £300,000 (Share of Freehold)

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



davistate.com

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PROPERTY DESCRIPTION

A recently refurbished ground floor maisonette in this very desirable no-through road in a quiet position near the centre of Pangbourne. Recently fitted kitchen and shower room. Allocated parking and front garden. EPC Rating D.

LOCAL INFORMATION

Pangbourne is an exceptionally pleasant and well supported village that stands on the south side of the River Thames where it meets the Pang. It lies between rolling Berkshire Downs and the start of the Chiltern Hills and offers superb transport links with fast mainline railway service to Reading and London, Paddington with the Elizabeth Line from Reading allowing direct access to the City, Canary Wharf, the West End and Heathrow. J12 of the M4 is about 5 miles. As well as several award-winning independent shops, Pangbourne has excellent schools, both private and state sector, a large modern Health and Medical Centre, riverside pubs and restaurants. There are excellent sporting and leisure facilities and many societies and associations.

ACCOMMODATION

Entrance lobby, living room, newly fitted kitchen, two bedrooms and newly fitted shower room.

OUTSIDE SPACE

Allocated parking and front garden.

LOCAL AUTHORITY and SERVICES

West Berkshire Council, Newbury - www.westberks.gov.uk. Council Tax Band C
All main services, gas central heating and double glazing.



LEASEHOLD/SHARED FREEHOLD INFORMATION

The freehold of Greenways is owned by the Greenways Residents Association of which a 1/8th share will be offered with the sale of this property. We are advised that there has recently been a new 999 year lease granted and that no ground rent will be collected. The variable maintenance charge is currently £1,360 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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

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DISCLAIMER

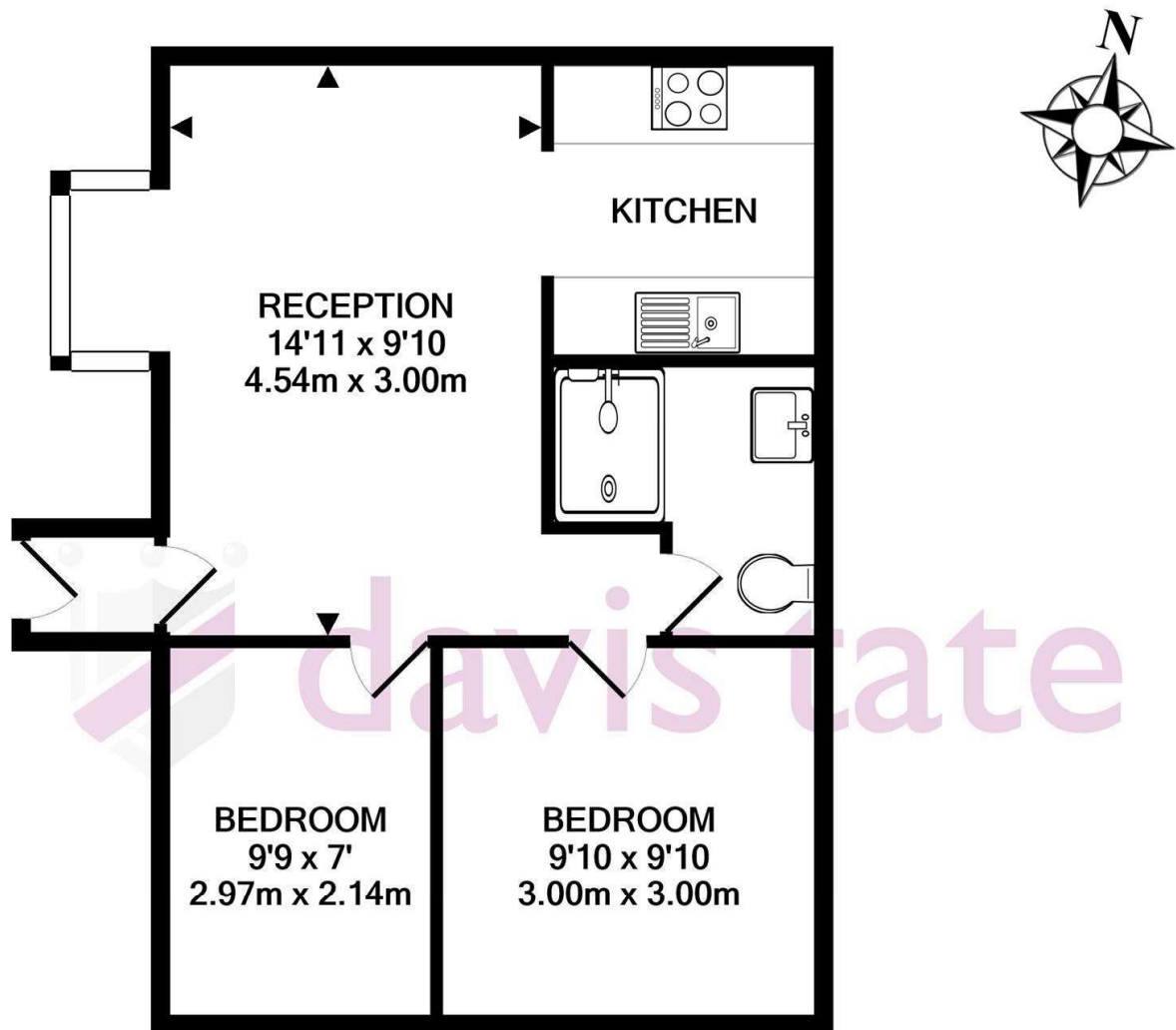
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

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 438 SQ.FT. (40.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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