

**Kennedy Drive
Pangbourne
Reading
Berkshire
RG8 7JP**

**OIEO £250,000
(Leasehold)**

First Floor

Two bedroom maisonette

Very popular location

Garage & rear garden



Description

Presented in very good order, a rare opportunity to acquire a first floor two bedroom maisonette comprising of Lounge/Diner, Kitchen, Bathroom, Garage and rear garden.

Recent improvements include:

- New fascia and guttering
- Carpets & flooring throughout
- Garage doors

The property benefits from being located in a highly sought after location within a quiet residential area with no through road.

Pangbourne is a large village and civil parish on the River Thames in the English county of Berkshire. Pangbourne has its own shops, schools, a railway station on the Great Western Line and a parish hall.

Pangbourne is centred 4 miles from Reading, its nearest town

Entrance Porch

With storage space, power point and stairs to....

Kitchen

(3.9m x 2.6m) Front aspect double glazed window, breakfast bar, range of eye and base level units, rolled edge work surface with stainless steel sink and drainer with mixer tap, integral double oven and hob with extractor over and space for washer and fridge/freezer

Lounge

(5.2m x 3.6m) Rear aspect double glazed window and access to hallway with doors to...

Bedroom one

(3.6m x 3.4m) Rear aspect double glazed window

Bedroom two

(3.4m x 3.1m) Front and side aspect double glazed windows

Bathroom

Side aspect double glazed frosted window, corner bath tub, separate glass enclosed shower cubicle (with new shower less than one year old), WC, and hand basin.

Rear Garden

Accessed from the rear gate, lawned area with path, approx. 40 ft long (not measured).

Key points:

- Ideal for a first time buyer or investor
- Remaining lease: 949 years
- Ground rent: £10.00 every six months

The above are as advised by the vendor.

Local information:

Local authority: West Berkshire Borough Council

Train Station: Pangbourne (0.5 mi)
Two stops from Reading and travels through to London Paddington and Oxford

Nearest Schools

- Pangbourne Primary School (0.2 mi)

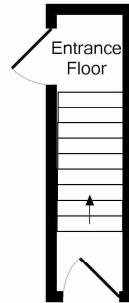
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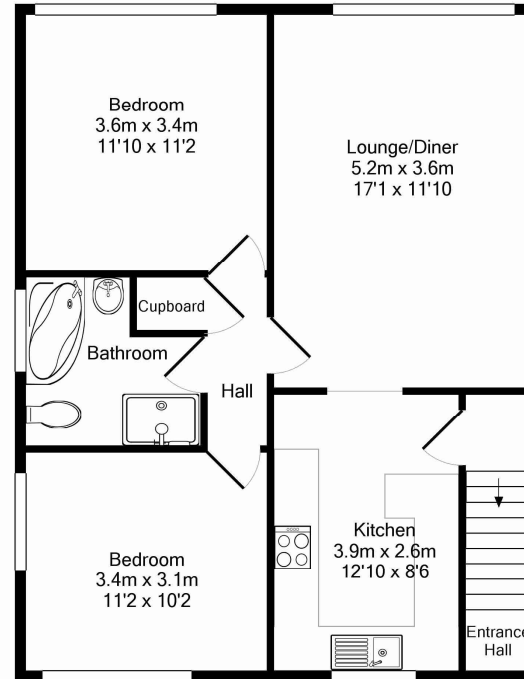
EPC GRAPH & FLOORPLAN

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	67
(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	EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	56
(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



Entrance Floor
Approx. Floor Area 4.1 Sq.M.
(44 Sq.Ft.)



Ground Floor
Approx. Floor Area 63.6 Sq.M.
(685 Sq.Ft.)

Total Approx. Floor Area 67.7 Sq.M. (729 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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The floor plans are not to scale and are for information purposes only.

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