

2 bed apartment to buy in RG8

Trenthams Close, Purley on Thames,
Reading, Berkshire, RG8 8EZ

£180,000 Starting Bid

x 2 x 1 x 1

Tenure

Leasehold

Allocated parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Immediate 'exchange of contracts' available
- Grade II listed Farmhouse
- Ground floor flat
- EPC Rating F

Key Information

- Council Tax: Band D
- EPC Rating: F
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Forming part of the conversion of the Grade II listed Bowling Green Farmhouse, this elegant and spacious ground floor apartment combines period charm with generous proportions in a highly convenient setting. Occupying an enviable position within the sought-after Trenthams Close development, the property is ideally situated for easy access to both Reading town centre and Pangbourne village, whilst also benefiting from nearby riverside and countryside walks.

The apartment features a magnificent 24ft reception room with impressive ceiling heights and characterful period detailing, creating a superb entertaining and living space. The accommodation offers well-balanced and spacious rooms throughout, with the charm and individuality expected from a converted farmhouse of this calibre. EPC Rating F

LOCAL INFORMATION

Purley on Thames is a riverside village between Pangbourne and Reading with facilities all within a short walk or drive. Tilehurst railway station is about 10 to 15 minutes walk away and is just one stop from Reading with its frequent 25 minute non-stop service to London Paddington, and J12 of the M4 is about three miles away. There is a large Waitrose in Tilehurst and Purley lies on the Thames long-distance footpath. There is also an excellent primary school in the village and a secondary school in Long Lane is also within walking distance.

ACCOMODATION

The accommodation comprises an entrance hall providing access to all principal rooms. There is an impressive 24ft sitting/dining room with ample space for entertaining and access to the terrace. The kitchen is fitted with a range of units and enjoys a separate aspect overlooking the grounds.

The spacious principal bedroom benefits from fitted wardrobes, whilst the second bedroom provides ideal guest accommodation or a study. The apartment is further served by a bathroom and separate WC. Overall, the property offers well-proportioned accommodation extending to approximately 1,198 sq.ft.

OUTSIDE

A feature of the property is the exclusive private decked terrace enclosed by dwarf wall enjoying a south facing aspect adjacent to the communal garden which in turn has closed boarded fenced boundaries.

The property is approached over tarmacadam forecourt with allocated visitor and car parking spaces. Communal garden to the rear directly accessed from personal doors from the kitchen and hallway.

AUCTIONEERS ADDIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 7.2% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 68

Annual Service Charge Amount: £2,595.00

Price: Starting Bid £180,000

Property Type: Apartment

Parking: Allocated, Visitor

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

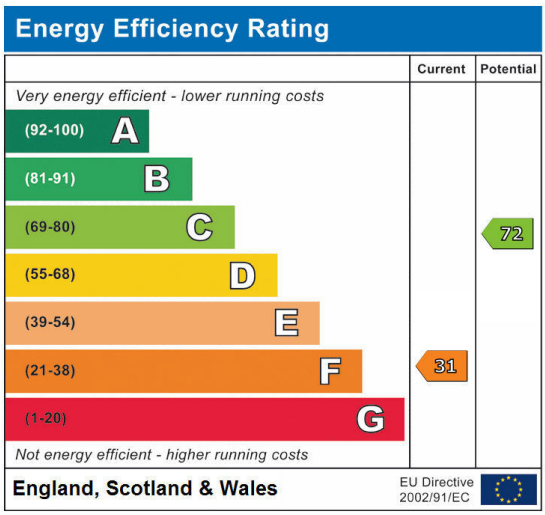
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Trenthams Close, Purley on Thames, Reading, Berkshire, RG8 8EZ

Contact your local branch today for more information on this property:

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