

64, Abbey Gardens, Woolhampton, Reading, West Berkshire, RG7 5TZ

Leasehold

Guide Price **£245,000**

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SIMUL MOVERE



An extremely spacious, apartment situated within the highly regarded development of Abbey Gardens.

- Allocated parking
- Ground floor
- Prestigious development
- Ideal first-time home
- Residents' private paddock and children's play area
- Large communal gardens
- Fantastic transport links to Newbury, Reading & London

SITUATION

Abbey Gardens occupies a unique setting within the grounds of the former Douai Abbey School. The historic school buildings, some of which are Grade II listed, have been sympathetically converted to create an attractive residential development, combining period character with more modern homes. Nearby Woolhampton offers a selection of amenities, including a shop, post office and public houses, while the area is ideal for those who enjoy walking, with the Kennet & Avon Canal and miles of open countryside close by. Despite its rural feel, Abbey Gardens is conveniently positioned for access to the A4, while the M4 at Junction 12 is within easy reach. The A34 can also be accessed via Newbury, offering routes towards Oxford and the south. Midgham railway station is approximately a mile away, with services towards Reading and Newbury, while Reading provides fast mainline connections to London Paddington.

DESCRIPTION

The property is accessed via a central entrance hallway, which provides access to the principal rooms and creates a practical separation between the living and bedroom accommodation. The living/dining room is a particularly good-sized reception space, offering plenty of room for both comfortable seating and a dining table. There is a window to the front aspect, while the layout provides flexibility for different furniture arrangements. The room is currently arranged with a comfortable lounge area, with space for entertaining and relaxing. The separate kitchen is fitted with a range of wall and base units, complemented by work surfaces and tiled flooring. The kitchen makes good use of the available space, with room for appliances, practical worktops and a window that brings in natural light—creating a functional setting for everyday cooking. The two bedrooms are accessed from the hallway. The principal bedroom is a well-proportioned double room and the second bedroom offers versatility and is currently arranged as a nursery, and would equally lend itself to use as a guest bedroom, child's room or home office. The bathroom is fitted with a white suite comprising a panelled bath with shower over and a black-framed shower screen. The room is finished with neutral wall tiling and benefits from a heated towel rail.













SERVICES AND MATERIAL INFORMATION

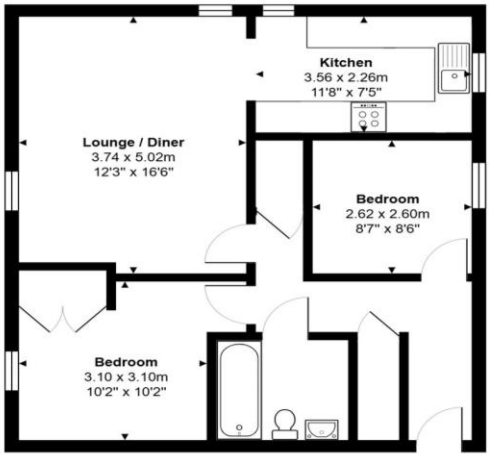
All mains services are connected excluding gas and the property operates on electric heating.
EPC rating D Council tax band C
Length of lease (years remaining): 105 years from date of listing
Annual ground rent amount: N/A
Ground rent review period: N/A
Annual service charge amount: £3,364.68
Service charge review period: Annual

OUTSIDE

The property benefits from an allocated parking space, together with access to well-maintained communal grounds and a children's play area, providing lovely outdoor space for residents to enjoy.



64 Abbey Gardens



Total Area: 61.8 m² ... 665 ft²

All measurements are approximate and for display purposes only

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