

# 3 THE OLD FORGE

STREATLEY ON THAMES • WEST BERKSHIRE



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*A ground floor apartment with delightful private garden and designated parking in a most desirable elevated location enjoying far reaching views, close to the central 'Conservation Area' and historic High Street of this picturesque Thameside village.*

Entrance hall • Kitchen • Sitting/Dining room

.....  
Master bedroom with En Suite shower room

• Second bedroom • Bathroom

.....  
Private south west facing garden



### 3 The Old Forge

An impressive ground floor apartment, one of only eight built in 1996 which has an advantageous position in the top corner of the development with far reaching views at the front which extend across to the Chilterns countryside. The apartment also has the largest patio garden located immediately at the rear which is very secluded and enjoys a south westerly aspect.

#### Tenure

Each of the eight apartments has the benefit of a 999 year lease originating in 1996. Additionally, the eight leaseholders each have a 1/8th share in the Freehold and a Management Company has been formed by the residents to control and supervise the maintenance and upkeep of the apartments and all communal areas.

Currently the charges are approximately £100 per month which also includes Buildings Insurance and a contribution towards a Sinking Fund.

#### Streatley on Thames, West Berkshire

The property is situated within the Conservation area of the very sought after and picturesque village of Streatley-on-Thames.

The surrounding countryside is designated as an area of outstanding natural beauty and the village itself contains a number of attractive and individual properties, with the High Street forming the central part of the village running down to the River Thames and the bridge across to Goring. In the village there is a parish church with Norman origins, a luxury riverside 4\* hotel which also offers a leisure and fitness club and deli café and The Bull public house. There is also a golf club, a nursery and a highly regarded primary school. Across the river lies the village of Goring-on-Thames which also offers a wide range of amenities and additional facilities including shops, riverside café, dentist, library and a health centre together with the mainline railway station providing excellent commuter service to Oxford, Reading and London.

There are a number of highly regarded state and independent schools within easy reach of the apartment including Harriett House Montessori School, St Andrew's Preparatory School, Streatley Primary School, Elstree Preparatory School, the ofsted outstanding Downs secondary school, Bradfield College, St Helens and St Katherines and Abingdon School.

Crossrail services from Reading are due to open imminently with two Elizabeth line trains an hour (four an hour at peak time) which will allow passengers to travel right through central London without having to change trains.



## Services

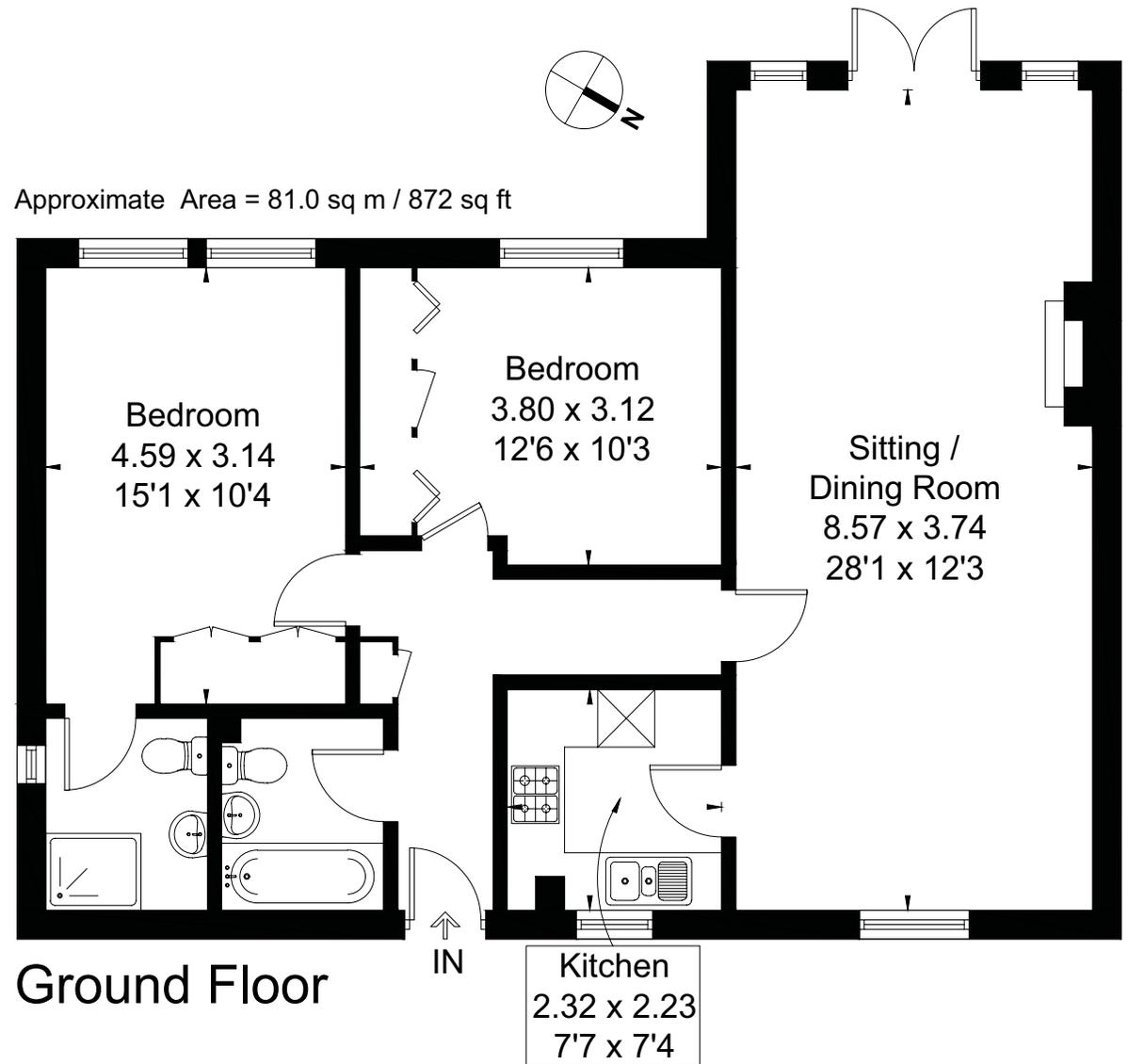
- All main services are connected to the property.
- Connection to Gigaclear ultra-fast fibre broadband is available at the property.
- Council tax – Band E 2019/20120 £2,235.74
- Local authority: West Berkshire Council. Telephone 01635 551111
- Sat Nav for RG8 9JQ

## Fixtures And Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Area = 81.0 sq m / 872 sq ft



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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.