



THE MANOR HOUSE, SONNING-ON-THAMES, READING, BERKSHIRE, RG4
OFFERS IN EXCESS OF £350,000

A TWO BEDROOM FIRST FLOOR APARTMENT
IN THIS EXCLUSIVE BLOCK OF JUST THREE IN
THIS IDYLIC VILLAGE SETTING

Reading | 0118 4022 300 | reading@winkworth.co.uk

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for every step...



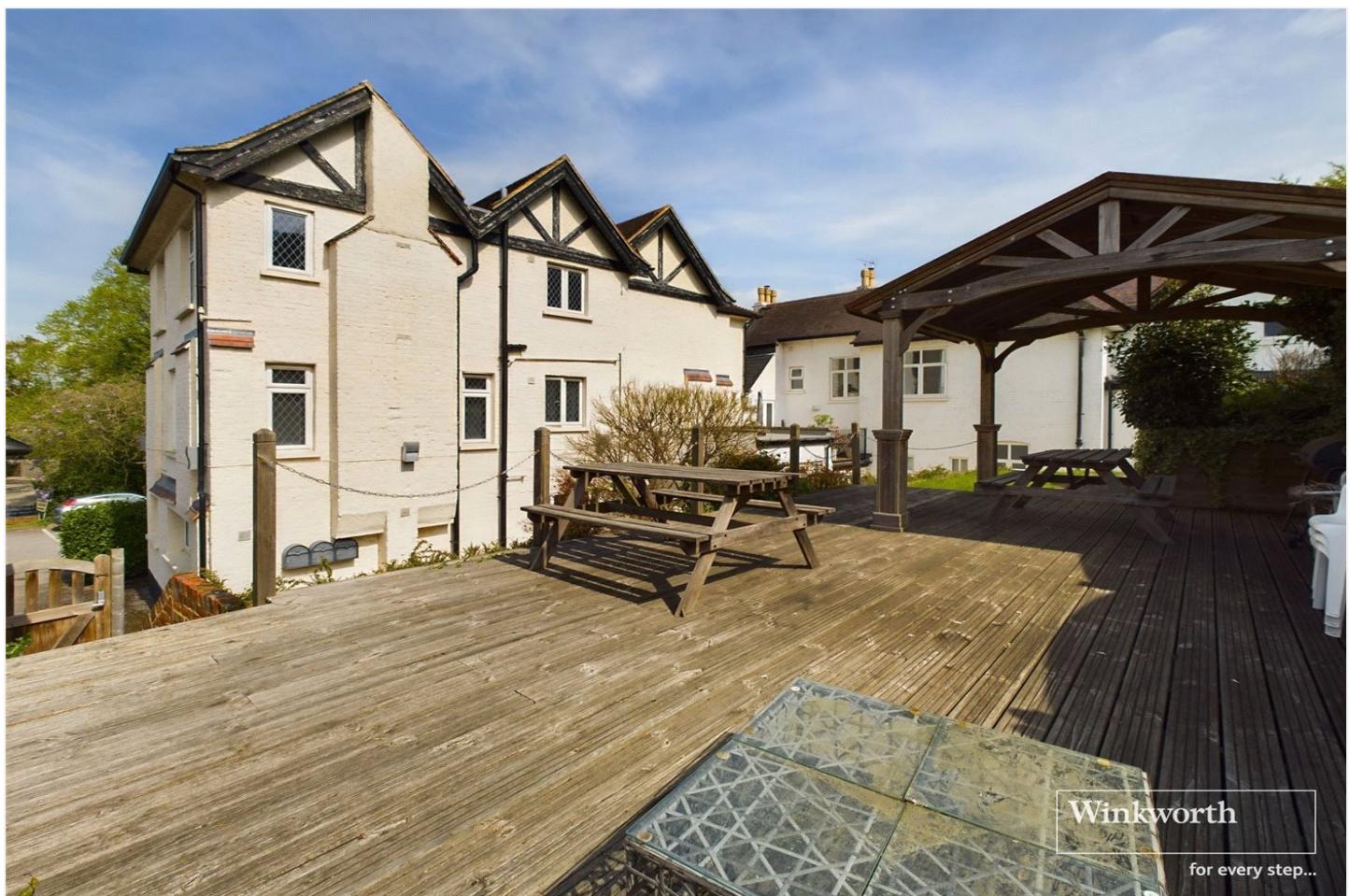
DESCRIPTION:

This two bedroom first floor apartment is situated in an idyllic Thames side setting. Whilst offering the tranquillity of a village location this property offer excellent transport links being just over three miles from Central Reading and two miles from Twyford both with their direct links to London via the Elizabeth Line (Crossrail) linking Reading with Canary Wharf and the City of London. This immaculately presented apartment is one of just three, all of which are available to buy in this exclusive development enjoying a quiet position in the heart of Sonning. This first-floor apartment benefits from a contemporary finish throughout with two double bedrooms and two ensuite bathrooms, the master bedroom also has a dressing area. The reception room is neutrally decorated with dual aspect windows and living accommodation is completed with a modern Poggenpohl kitchen with a range of integrated appliances. The apartment has also offers access to communal gardens, the option to purchase a mooring on the River Thames and is for sale with no chain complications.

AT A GLANCE

- Two Bedroom First Floor Apartment
- Exclusive Development of Just Three Apartments
- Lounge/Diner with Dual Aspect Windows
- Two En-suite Bathrooms
- Contemporary Poggenpohl Kitchen
- No Chain Complications
- Easy Access to Reading and Twyford
- Option to Purchase a Mooring on the River Thames
- Three Apartments Available For Sale on Application







TOTAL APPROX. FLOOR AREA 810 SQ.FT. (75.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(A>2)	A	
(B1-91)	B	
(C9-50)	C	
(D5-48)	D	
(E9-54)	E	
(F12-38)	F	
(G1-26)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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