



## Hobbs House, Thames Street, Sonning, RG4 6UR

£2,350 per month *Unfurnished*

2 1 2

A beautiful two bedroom ground floor apartment set within private gated grounds situated in the heart of Sonning, a short walk from the River Thames. This excellent location offers the tranquillity of village life in a Thames side setting and yet is only two miles from Twyford and just over three miles from central Reading, with direct rail links to London Paddington and on the tube network with Crossrail and the Elizabeth line. The property is also an easy walk to the highly acclaimed Coppa Club river side restaurant and bar. The property comprises spacious living/dining room with double doors opening onto a private terrace, a high spec contemporary kitchen/breakfast room with a range of integrated appliances, a study area and two double bedrooms both with en suite bathrooms. The master bedroom has a delightful five piece bathroom suite complete with 'his and hers' wash basins and gives access to the second private terrace. The second bedroom benefits has a modern wet room. The property is finished to the highest of standards with high ceilings and generous living spaces and comes complete with secure allocated parking. Available now. Unfurnished.

### KEY FEATURES

- Two Bedroom Ground Floor Apartment
- Private Gated Grounds
- Two En-Suite Bathrooms
- Two Private Terraces
- Off road parking
- Available now
- Unfurnished



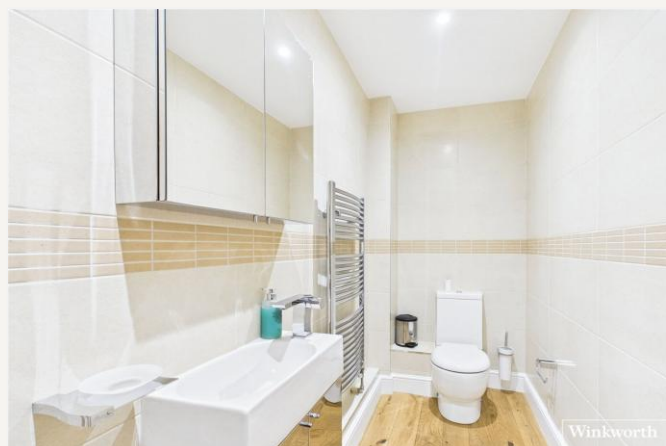
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## MATERIAL INFO

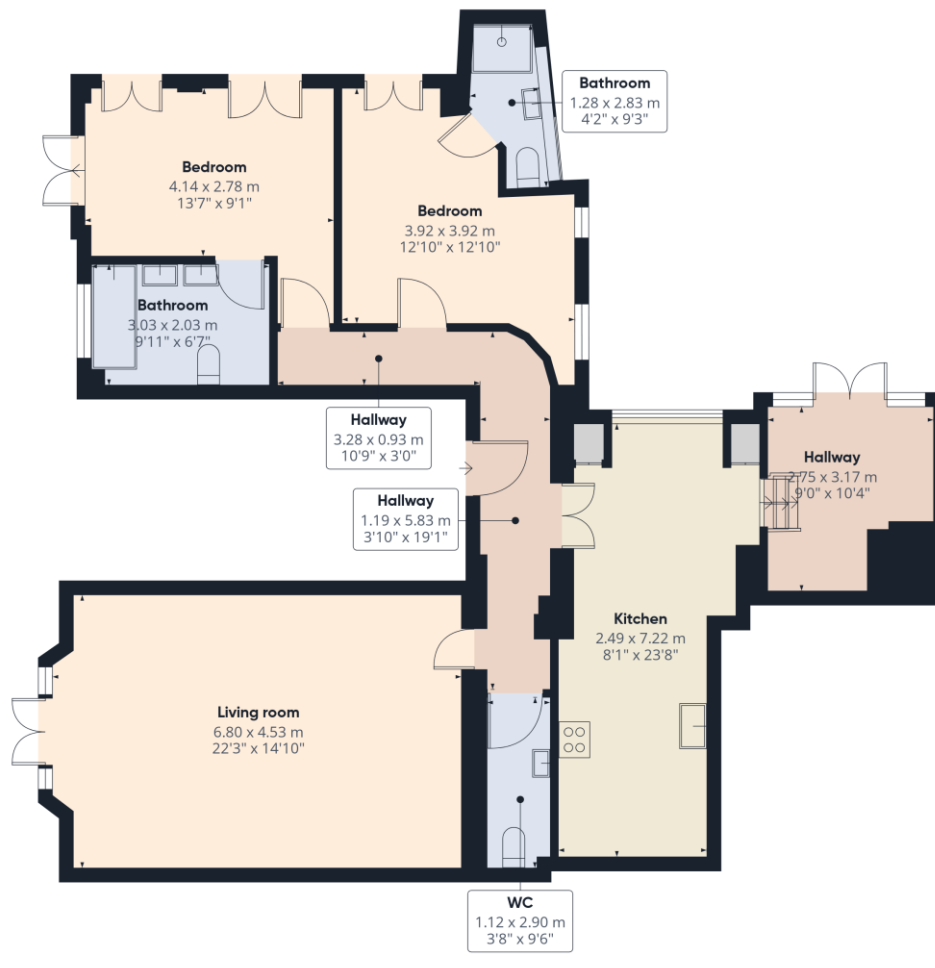
**Deposit:** £2,711.54

**Holding Deposit:** £542.30

**Council Tax Band:** E

**EPC rating:** C

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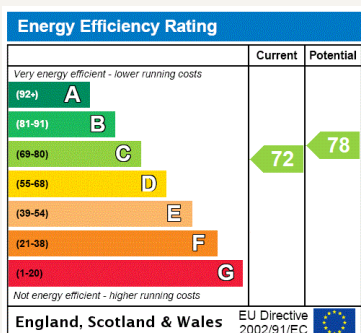


**Approximate total area<sup>(1)</sup>**  
105.2 m<sup>2</sup>  
1131 ft<sup>2</sup>

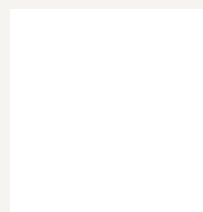
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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