



**MANOR HOUSE, THAMES STREET, SONNING
OFFERS IN EXCESS OF £1,250,000 FREEHOLD**

INVESTMENT OPPORTUNITY - EXCLUSIVE DEVELOPMENT OF THREE TWO BEDROOM APARTMENTS IN THIS THAMES SIDE VILLAGE

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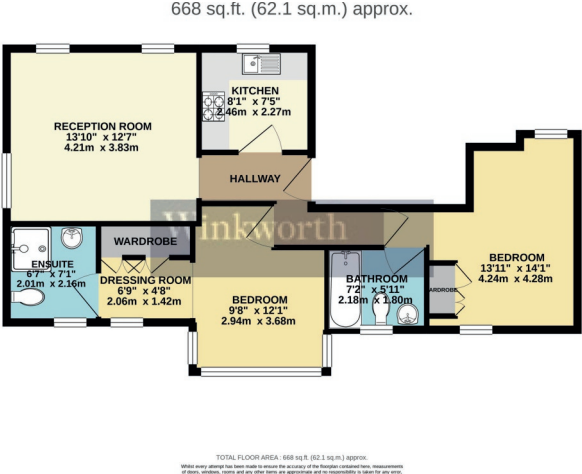
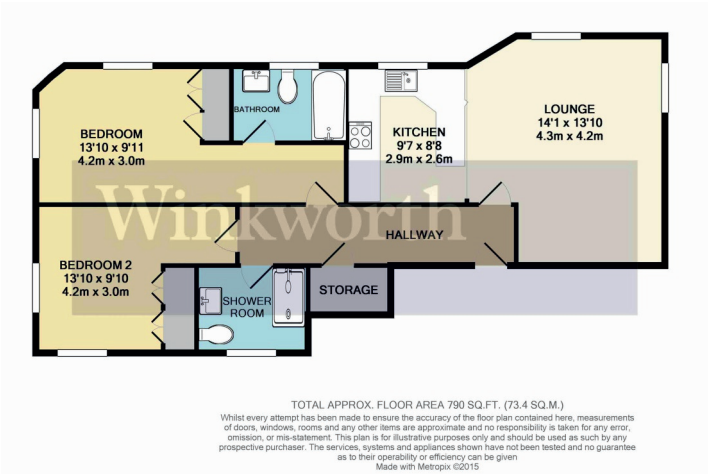
DESCRIPTION

An exciting investment opportunity to purchase the freehold of these three superb apartments in this idyllic Thames side setting next to Sonning's famous Coppa Club bar and Restaurant. Whilst offering the tranquility of a village location the property offers excellent transport links being just over three miles from Central Reading and two miles from Twyford both with their direct links to London Paddington and soon to be on the Elizabeth Line (Crossrail) linking Reading with Canary Wharf and the City of London. These well presented apartments have been let on Long Term Assured Shorthold contracts for many years and can be purchased with tenants in situ as a going concern. There is also opportunity to create an excellent short term holiday rental or serviced accommodation complex in this popular setting. There is one apartment on each floor of the development with the top floor offering views over the River Thames. Each apartment is immaculately presented and all have two double bedrooms and modern German Poggenpohl kitchens with a range of integrated appliances and contemporary bathrooms. Apartment 1 on the ground floor has one bathroom, living room and a separate kitchen. Apartment 2, on the first floor, has two en-suite bathrooms and an open plan living room/kitchen and Apartment 3, on the top floor also has two bathrooms and an open plan living space and offers views over the River Thames and Sonning Bridge. The freehold includes a lovely communal garden and each apartment benefits from an allocated parking space as well as the added benefit of a mooring space on the River Thames. There is also potential to purchase an adjacent former stable block with a lapsed planning consent to create two homes to further develop the site.

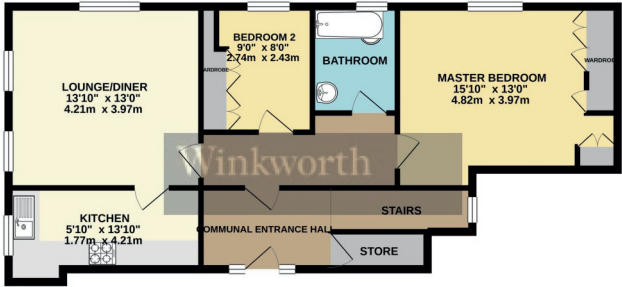
AT A GLANCE

- Investment Opportunity
- Freehold Comprising 3 x 2 Bedroom Apartments
- Contemporary Bathrooms
- German Poggenpohl Kitchens
- Communal Gardens
- Allocated Parking
- Mooring Rights on the River Thames
- Potential to Purchase Adjacent Stable Block
- EPC Rating- D





GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



INTERNAL AREA

TOTAL AREA 2202 sq.ft/204.6 sq.m

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