



Conveniently situated in the West Reading area, this well-presented maisonette represents an excellent opportunity for first-time buyers. The property is within walking distance of Reading West station, a variety of independent eateries, and transport links to Reading town centre.

The accommodation comprises a generously proportioned 14ft bay-fronted reception room, a second 12ft reception room, a fitted kitchen with utility area, and a modern shower room. Externally, the property enjoys a private rear garden, offering an outdoor space for.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Central location
- 2 Independent rooms
- Shower room
- Kitchen breakfast room
- Easy access to Reading west station
- No onward chain





Council tax band A
Council- RBC

Additional information:

Parking

On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

Lease information - Share of Freehold

Years remaining: 999 on completion

Service charge: No formal charge is collected as each flat is self contained and there are no communal parts.

Ground rent: £0

Property construction - Standard form

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

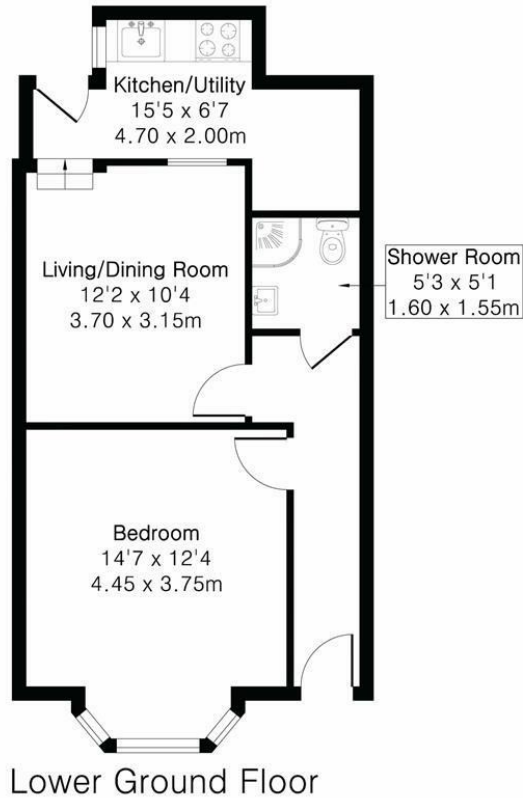
Superfast - Fibre to the property (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan

Approximate Gross Internal Area 481 sq ft - 45 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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