



1



1



1



E

This maisonette is situated in a central location, which is within walking distance of Reading town centre, mainline station, and high street shops and restaurants. The property benefits from independent access, off-road parking, and is being sold with no onward chain complications.

Offering spacious accommodation throughout comprising a 17ft living room, a double bedroom, a 13ft kitchen breakfast room, a bathroom, and a study.

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

sales@haslams.net
0118 960 1000



- Central location
- 17ft Living room
- Kitchen breakfast room
- Off road parking
- Lease in excess of 900 years
- No onward chain





Council tax band B

Council- Reading

Additional information:

Parking

There is parking available at the front of property

Lease information.

Years remaining: 957

Service charge: £0

Ground rent: £0

No lift service available.

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electricity

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

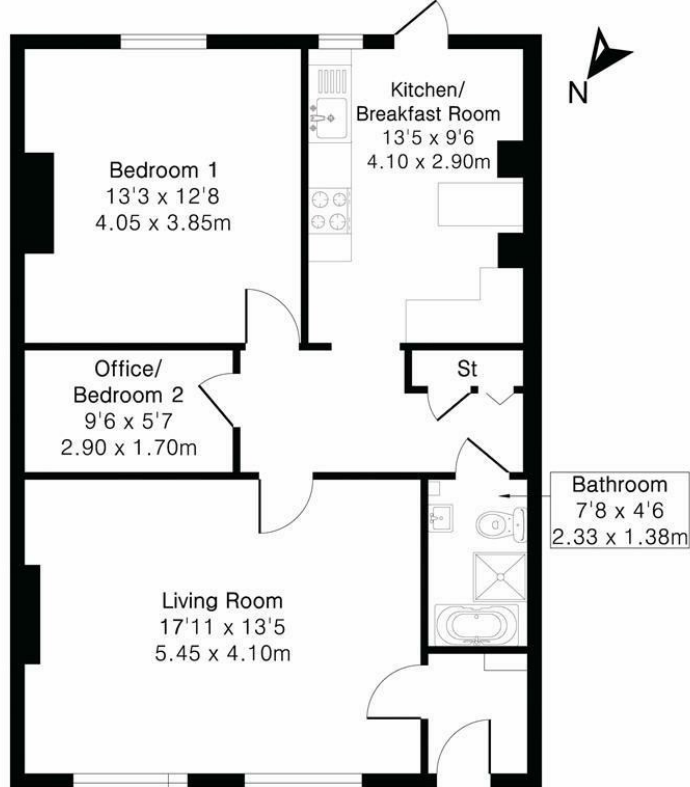
Mobile phone coverage

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"

The property Grade II listed

Floorplan

Approximate Gross Internal Area 755 sq ft - 70 sq m



Lower Ground Floor Flat



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



HASLAM'S
Sales



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

sales@haslams.net
0118 960 1000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	77
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.