



This well-presented split level maisonette is located in a sought after address within walking distance of Reading West station and the town centre with its mainline station. Set within well-kept communal grounds, the property is located at the rear of the development and benefits from well-appointed living accommodation with balconies accessed from the living room and the principal bedroom. The property also has an allocated car port and has been subject to considerable improvement and upgrading throughout. Ideally positioned for local bus routes and amenities the property will appeal to investors and owner occupiers and is being sold with no onward chain.

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

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- Split-level maisonette
- 2 Bedroom, principal with balcony
- Living room with balcony
- Well-equipped kitchen with appliances
- Bathroom with shower cubicle; Car port;
- Investment opportunity with tenant in situ or sold with vacant possession





Council tax band C

Council- Reading

Additional information:

Parking

The property has a carport (number 21) and there are visitors spaces in the residents car park for shared use.

Years remaining: 102

Service charge: £1800 PA

Ground rent: £0 as it is share of freehold

LEASE NOTE: Lease and service charge details are provided as a guide and are based on information supplied by the seller

Current Tenancy: The property is currently rented with an assured shorthold tenancy and the tenant is paying £1386 pcm on an unfurnished basis.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

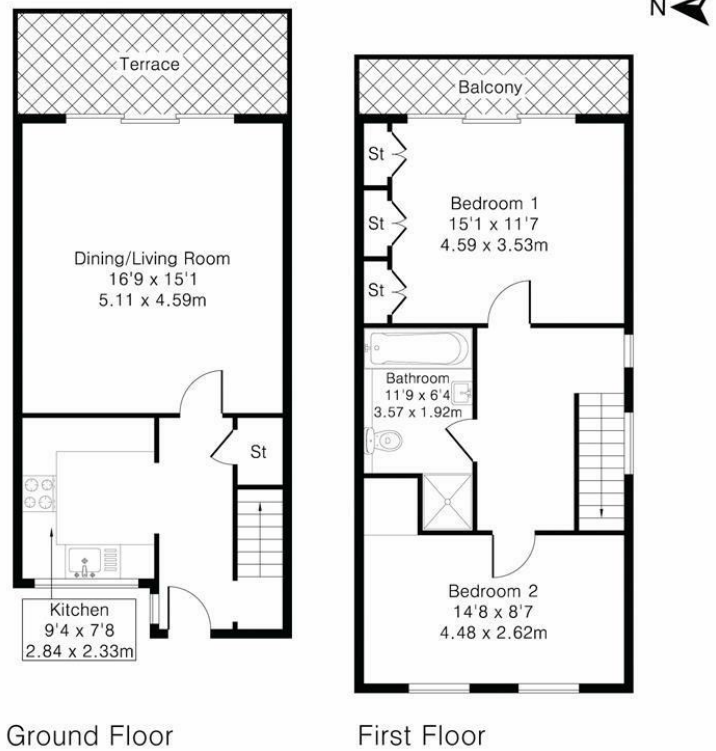
Mobile phone coverage

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 development is skirted by well-kept lawned communal grounds.

Floorplan

Approximate Gross Internal Area 906 sq ft – 84 sq m  
Ground Floor Area 418 sq ft – 39 sq m  
First Floor Area 488 sq ft – 45 sq m



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.



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| 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                                   |         |           |
| (21-38) F                                   | 40      | 46        |
| (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.