

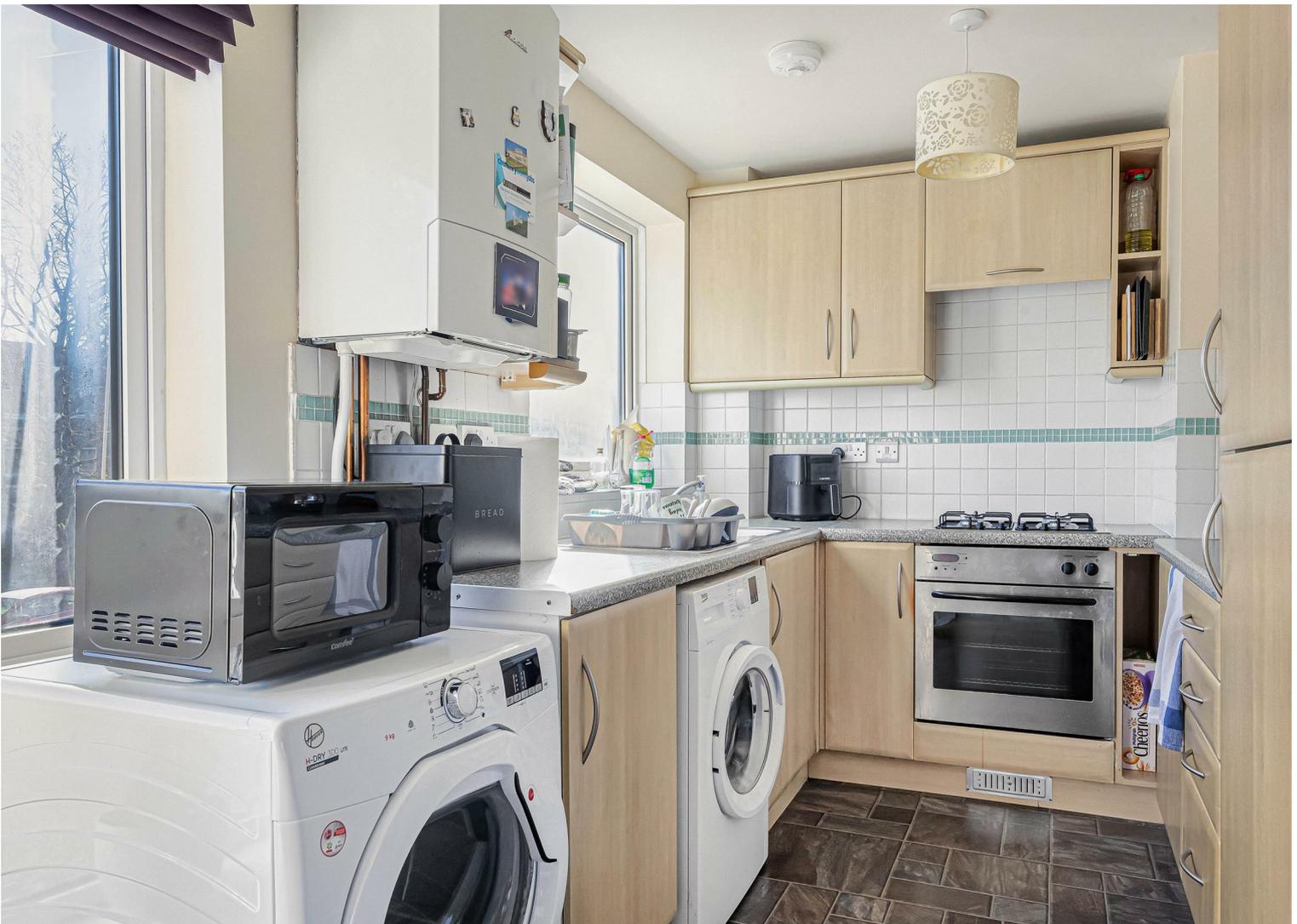


Lima Court is a well-positioned, purpose-built development on Bath Road, within easy walking distance of the town centre. This sought-after split-level maisonette benefits from a private entrance, offering a sense of privacy and space. The light and airy accommodation includes a sitting room and kitchen/diner on the first floor, with two bedrooms and a bathroom on the upper level. Set within well-kept communal grounds, the property further benefits from a garage and residents' parking.

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



- Two bedroom split level maisonette
- Garage in nearby block
- Well defined kitchen area
- Long lease
- Light and airy with southerly aspect
- No onward chain





Council tax band C  
Council- RBC

#### Additional information:

**Parking**  
There is a garage in a block as well as on-street parking requiring 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](http://reading.gov.uk) "permit charges"

**Lease information.**  
Years remaining: 108 years  
Service charge: £1290 per annum  
Ground rent: £250 per annum  
Ground rent review period: doubling every 25 years, next review in 2034

**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"

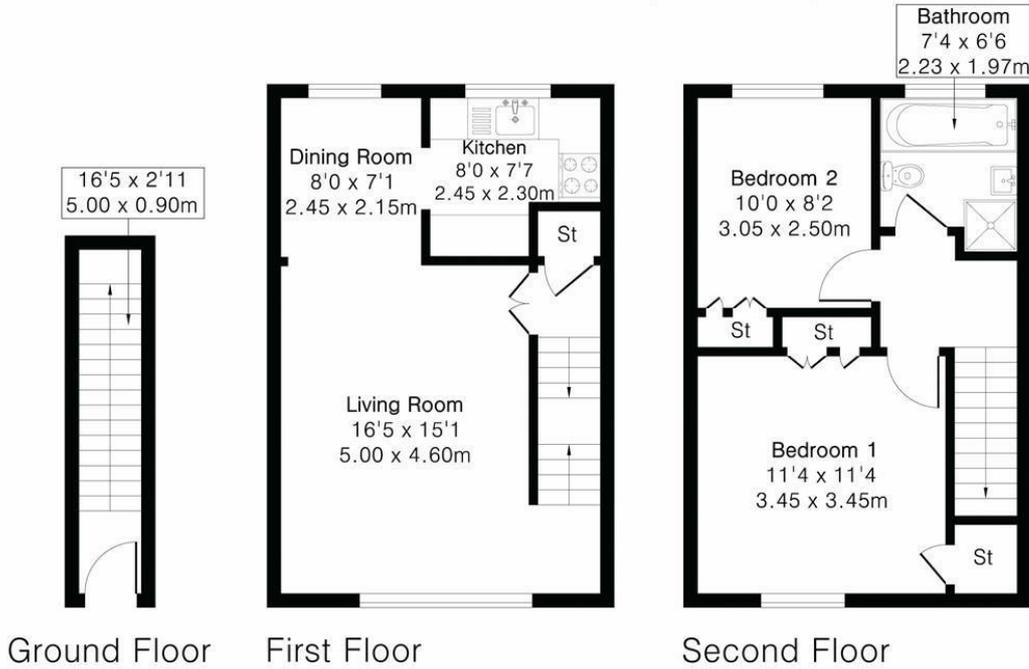
# Floorplan

## Approximate Gross Internal Area 762 sq ft - 71 sq m

Ground Floor Area 48 sq ft – 5 sq m

First Floor Area 357 sq ft – 33 sq m

Second Floor Area 357 sq ft – 33 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.



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	71	73
(39-54)	E		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.