



A one-bedroom maisonette with its own independent access, located in a convenient residential area of Reading. The property is offered to the market with no onward chain, making it an attractive opportunity for first-time buyers, investors, or buyers.

The accommodation comprises a living area, kitchen, double bedroom and bathroom. While the property would benefit from modernisation and updating, it offers excellent potential for buyers to add value and personalise to their own taste.

The property benefits from its own private entrance, offering greater privacy than many flats.

Ideally positioned for local amenities and transport links, the property offers easy access to the M4 (Junction 11), providing convenient routes towards London and the surrounding areas.

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

sales@haslams.net
0118 960 1000



- No onward chain
- First floor maisonette
- Double bedroom
- Allocated parking
- Potential investment
- South Reading area





Council tax band B
Council- RBC

Additional information:
Parking
There is allocated parking available at the property

Lease information.
Years remaining: 76
Service charge: £216
Ground rent: £45 (TBC)
Buildings Insurance £300 PA

Property construction – Standard form
Services:
Gas – mains
Water – mains
Drainage – mains
Electricity – mains
Heating – Electric

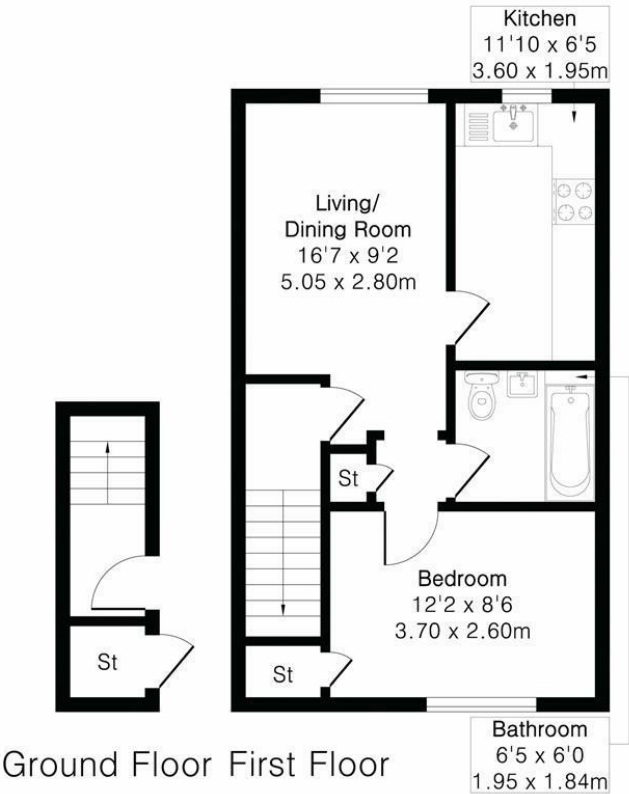
Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan

Approximate Gross Internal Area 480 sq ft - 45 sq m

Ground Floor Area 44 sq ft – 4 sq m

First Floor Area 436 sq ft – 41 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.

HASLAM'S
Sales



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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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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