



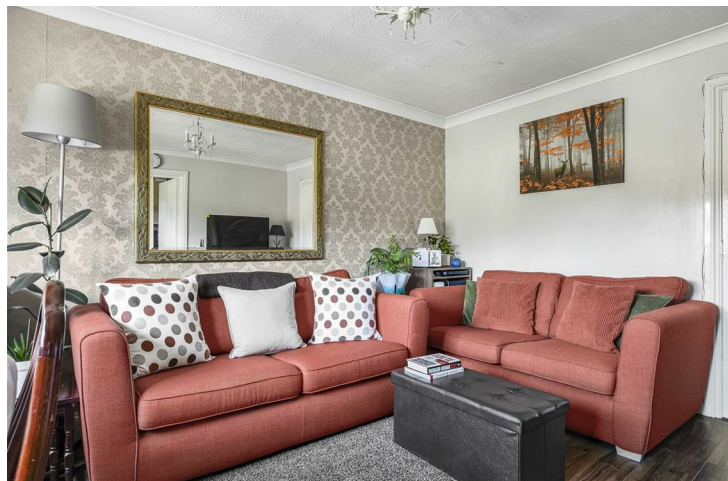
Offered with no onward chain, this rarely available split-level maisonette is located in the sought-after suburb of Lower Earley. Set across two floors, the home benefits from allocated parking and its own private garden

The well-planned accommodation includes a spacious living room, a well-presented kitchen, and a bedroom. Upstairs, you'll find the principal bedroom featuring an en-suite shower room, offering added privacy and comfort.

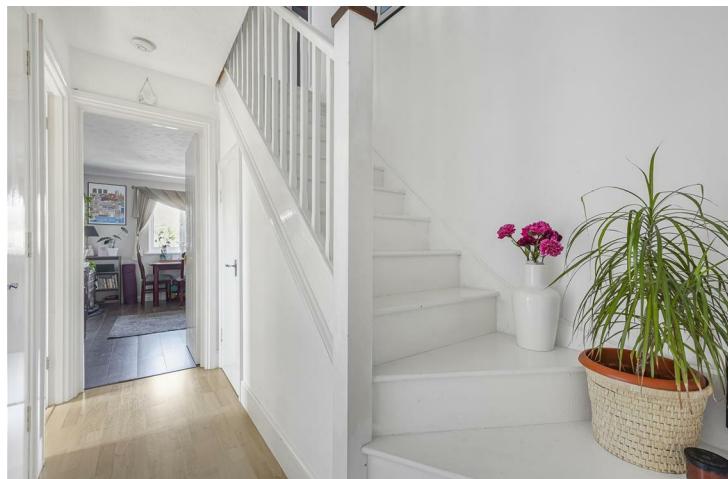
Ideal for first-time buyers, investors, or those looking to downsize, this property combines convenience with a desirable layout in a great location.

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

sales@haslams.net
0118 960 1000



- Split level maisonette
- 2 bedrooms
- Ensuite shower room
- Private garden
- No onward chain
- Lease extension on completion





Council tax band

Council-

Additional information:

Parking

The property has an allocated parking space

Lease information.

Years remaining: A new lease will be granted for 125 years on completion

Service charge & Ground rent: £50

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating -Electricity

Broadband connection available (information obtained from Ofcom):

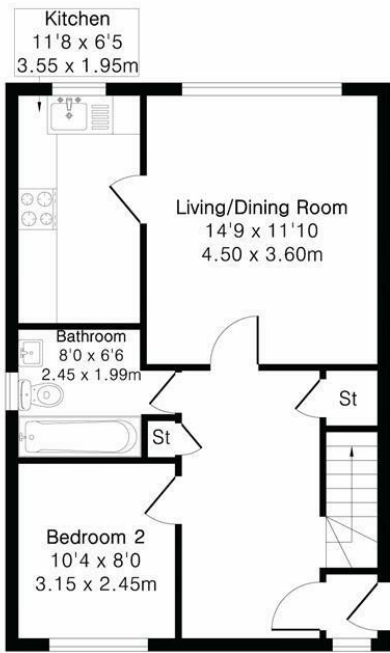
Superfast – Fibre to the cabinet (FTTC)

Mobile phone coverage

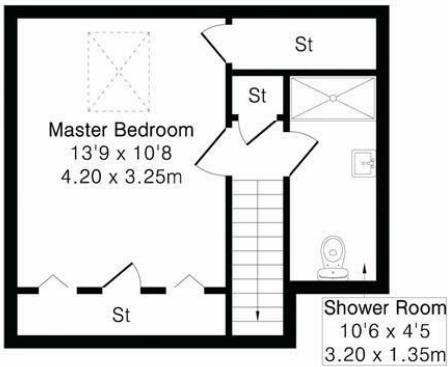
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan

Approximate Gross Internal Area 796 sq ft - 73 sq m
First Floor Area 511 sq ft – 47 sq m
Second Floor Area 285 sq ft – 26 sq m



First Floor

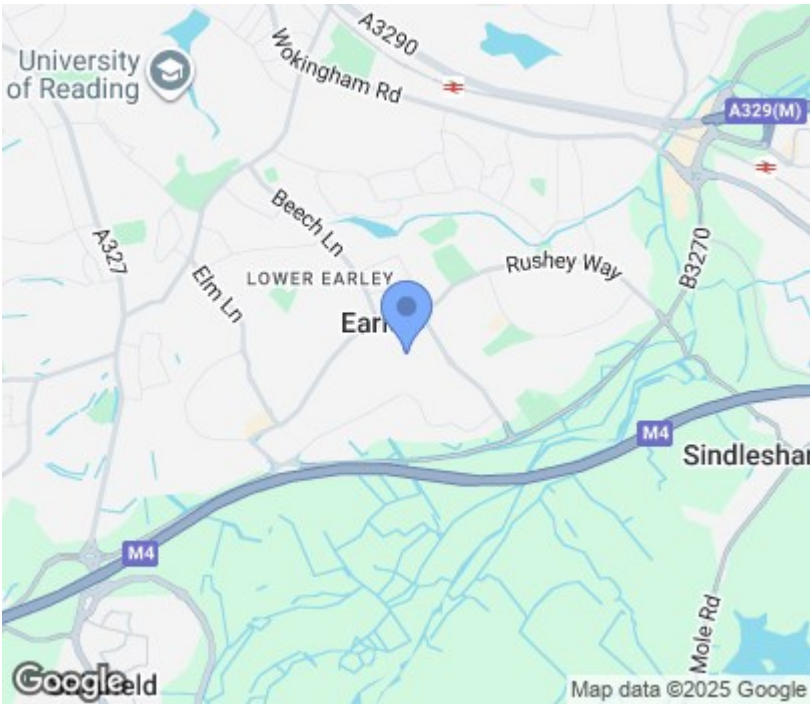


Second Floor



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		
(55-68) D	69	75
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.