



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.



- 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

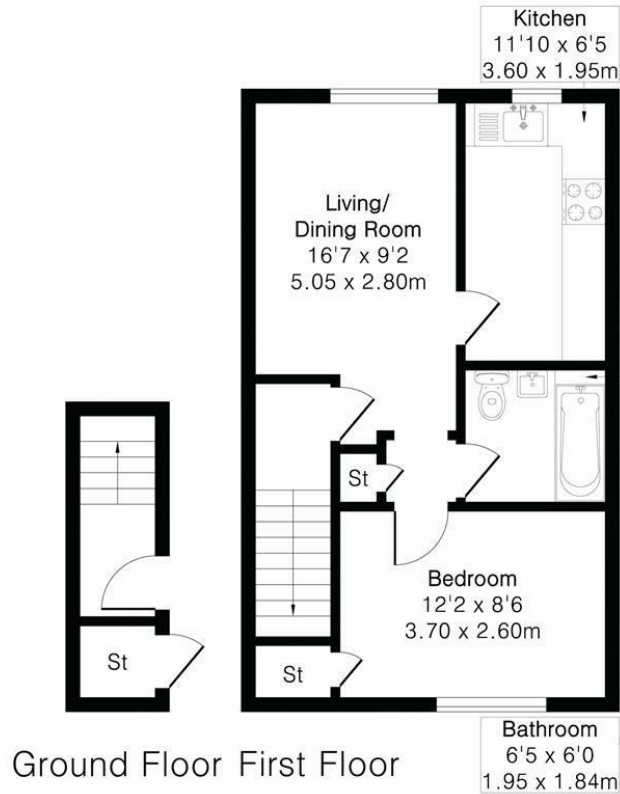
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

# 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.



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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			
(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.