

44 Bath Road

£199,950

HASLAM'S
Sales

Reading, RG1 6PG



This sympathetic conversion of the former water tower by Messrs Bewley Homes forms part of the stunning Bewley Park development which incorporates the former pump house and a mix of mews style homes and townhouses. Conveniently positioned on the outskirts of the town centre, this impressive split-level maisonette has been sympathetically renovated whilst featuring a contemporary style with a high standard of specification. The location is ideal for professionals seeking an individual home within easy access of the mainline and Reading West station which is well served by local bus routes, J11 & J12 of the M4.

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

sales@haslams.net
0118 960 1000



- One Bedroom with en suite shower room
- Open-plan living room
- Well-equipped kitchen area with appliances
- Feature tilt & turn arched window
- Landscaped communal grounds
- Allocated parking; No onward chain





Further details

Communal Grounds

The landscaped communal grounds incorporate an area of ornamental garden with box hedging and seating located to the side of the water tower with lawned gardens for shared use. There is also a residents bicycle and bin store.

Parking

The property has an allocated parking space and there are additional visitor spaces located throughout the development for shared use.

Lease Information

Years remaining: 117

Service charge: £1515.55 PA

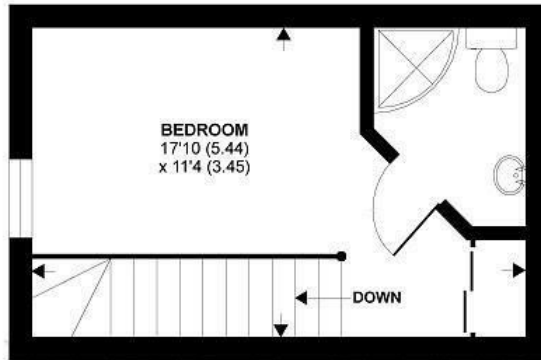
Ground rent: £300 PA

Ground rent review period: Every 10 years from 2034, Next review 2034

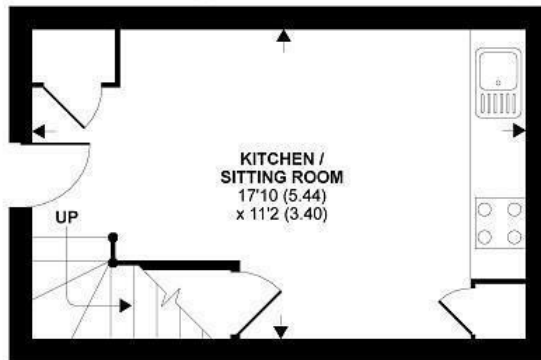
Please note: Lease and service charge detail is provided as a guide and is based on information supplied by the seller.

Bath Road, Reading, RG1

APPROX. GROSS INTERNAL FLOOR AREA 398 SQ FT 36.9 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		77	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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