



This well-presented flat occupies the first floor of a pretty Edwardian inner terrace property and is situated in a popular West Reading address. The well-planned conversion benefits from a share of freehold and features a 14'7 living room with a separate kitchen and a double bedroom. The property has retained the original sash windows and feature fireplaces. Ideally positioned for local amenities and transport links with local bus routes nearby and both Reading West and the mainline station within walking distance.

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

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0118 960 1000



- Share of freehold
- One bedroom 1st floor conversion
- 14'7 Living room
- Fitted kitchen with oven & hob
- Modern bathroom
- Walking distance to town centre and Reading West station





Council tax band A

Council- RBC

Additional information:

Parking

On-street parking requires 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: 112

Service charge: £0.00

Ground rent: £0.00

No lift available.

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – electric

Broadband connection available (information obtained from Ofcom):

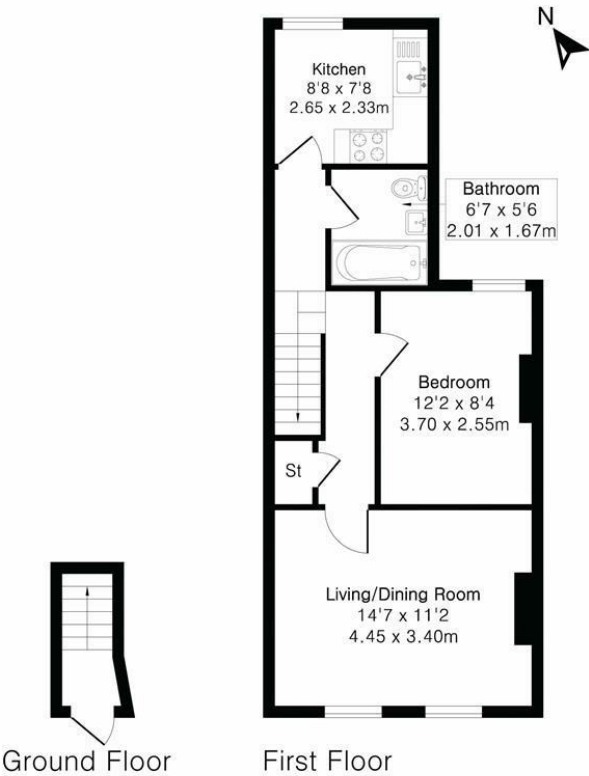
Ultrafast – Fibre to the premises (FTTP)

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 475 sq ft - 44 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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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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