



Situated on the outskirts of Reading town centre, this impressive period conversion offers a unique blend of character and convenience. The property benefits from allocated parking, well-maintained communal gardens, and charming period features throughout.

Offered with no onward chain, this spacious home features a generous 15ft living room with dual-aspect windows, flooding the space with natural light. The galley kitchen comes complete with integrated appliances, while the principal bedroom also measures 15ft, providing a bright and airy retreat. There is a second well-proportioned bedroom and a modern family bathroom.

This is an excellent opportunity to own a distinctive and stylish property in a highly convenient location, ideal for both owner-occupiers and investors alike.

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

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0118 960 1000





- Period conversion
- Galley kitchen with integrated appliances
- 2 double bedrooms
- Easy access to Reading town centre
- No onward chain
- Allocated parking





Council tax band C

Council-

Additional information:

Parking

There is an allocated parking space for the property

Lease information.

Years remaining:139

Service charge: £2394.94

Ground rent: £125

Ground rent review period: The ground rent will increase on the 51st year of the lease being issued. The ground rent will increase to £250 in 2046

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

Mobile phone coverage

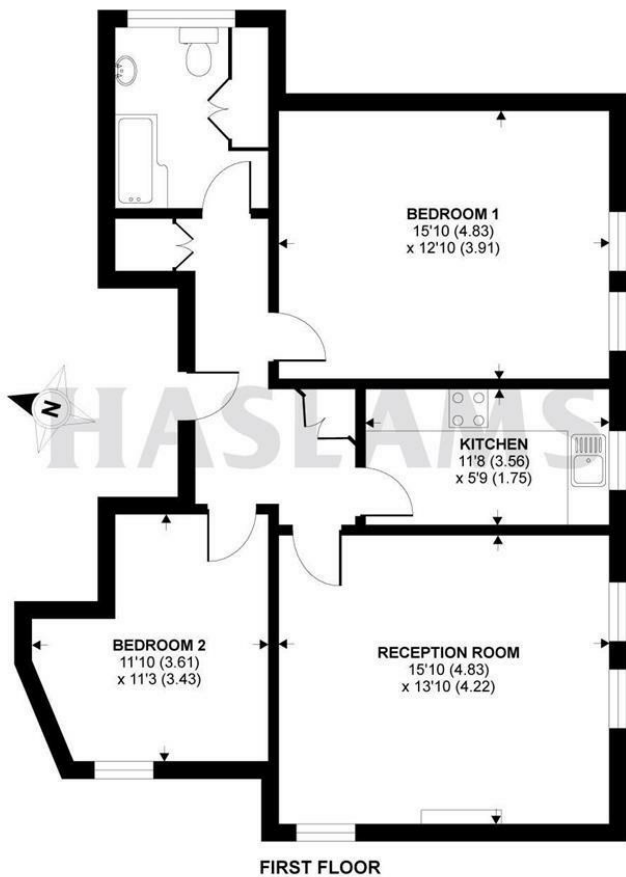
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”



Floorplan

Bath Road, Reading, RG1

APPROX. GROSS INTERNAL FLOOR AREA 792 SQ FT 73.5 SQ METRES



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
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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