

## Eldon Lodge

Reading, RG1 4NH

Asking Price  
£180,000



An impressive one bedroom apartment situated within a Grade II listed building in the Eldon Square Conservation Area. Ideally positioned within a short walk of the riverside restaurants of the Oracle, mainline station and the hospital the development further benefits from well-kept communal grounds. With residents parking accessed via electric gates the property also features a high standard of specification, residents lift and video entry phone system and is offered for sale with no onward chain.

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



- Double bedroom with built-in wardrobe
- Open-plan dual aspect living room
- Well-equipped kitchen area with appliances
- Allocated parking; Residents lift
- 3pc bathroom suite; Video entry system
- No onward chain; EPC rating D





Council tax band C

Council- Reading

Additional information:

**Parking**  
The property has an allocated parking space in the residents car park which is accessed via Eldon Road.

Part A

Lease information.  
Years remaining: 130  
Service charge: £2580  
Ground rent: £150 pa  
Ground rent review period: Every 25 years, doubling to £300 in 2030

Part B

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity – mains

Heating - Gas central heating

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”

Part C

The property grade II listed

The property is located in a conservation area.

The property is located on the first floor and accessed via a lift and communal stairs.

**Parking**

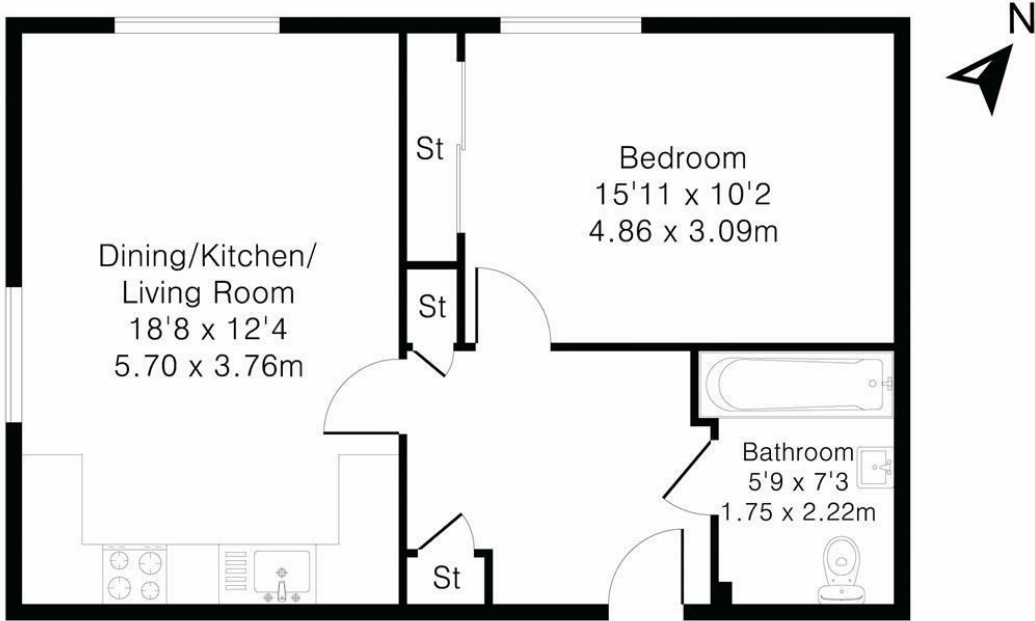
The apartment has an allocated parking space in the residents car park which is accessed via electric gate from Eldon Road.

**Communal Grounds**

The building is set behind railed communal grounds with gated pathway and steps to the communal entrance.

# Floorplan

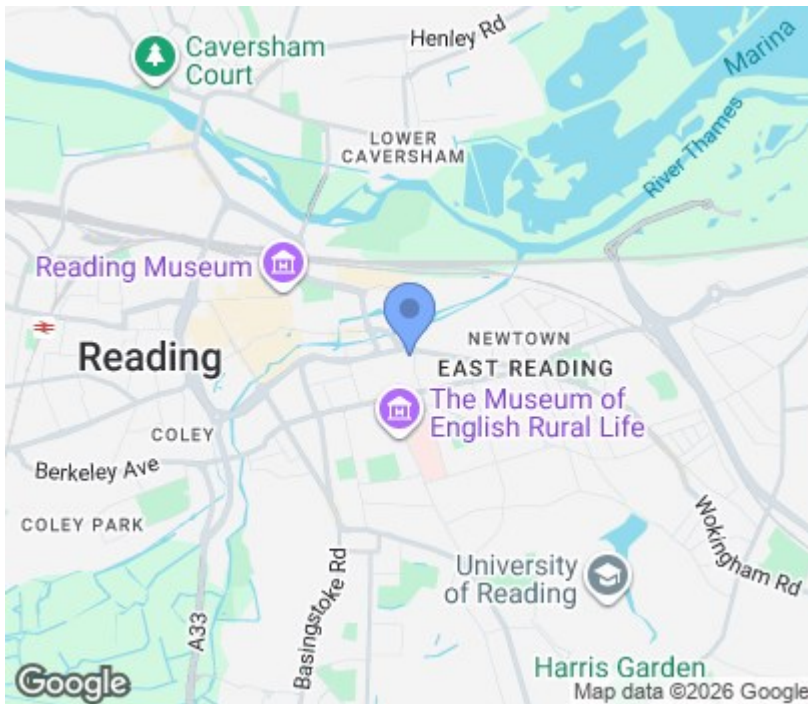
Approximate Gross Internal Area 534 sq ft – 50 sq m



First Floor Flat



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 as defined by RICS code of measuring practise. No guarantee is given on 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		66	77
(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.