HASLAMS Sales

South View Avenue

£295,000

Reading, RG4 5AX

3 2 1 C

A well-presented maisonette forming part of a small, exclusive development in a sought-after residential address, approximately one mile from the amenities of Caversham centre.
The property is approached via its own private entrance and offers well-appointed accommodation arranged over two floors. The first floor comprises a spacious living room, a well-equipped kitchen/breakfast room and a double bedroom. The upper floor provides two further bedrooms, including a principal bedroom with en suite facilities, together with a family bathroom. Gated access leads to the residents' car park, where the property benefits from a garage and additional parking space. The location is particularly well placed for Christchurch Meadows and the riverside walks along the River Thames, while Reading town centre and its mainline railway station are approximately a one-mile walk away. Offered for sale with no onward chain, the property is an excellent opportunity for both owner-occupiers and investors, having a proven rental history.

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

sales@haslams.net
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- 3 Bedroom, en suite to principal
- Split-level maisonette
- Fitted kitchen-breakfast room
- Gated access to garage and residents parking
- Walking distance of Caversham and Reading centres
- Freehold property

Council tax band D

Council- RBC

Additional information:

Parking
Accessed via electric gates leading to the residents parking area where the property has a single garage with a parking space in front.

Property construction – Standard form
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - Gas central heating

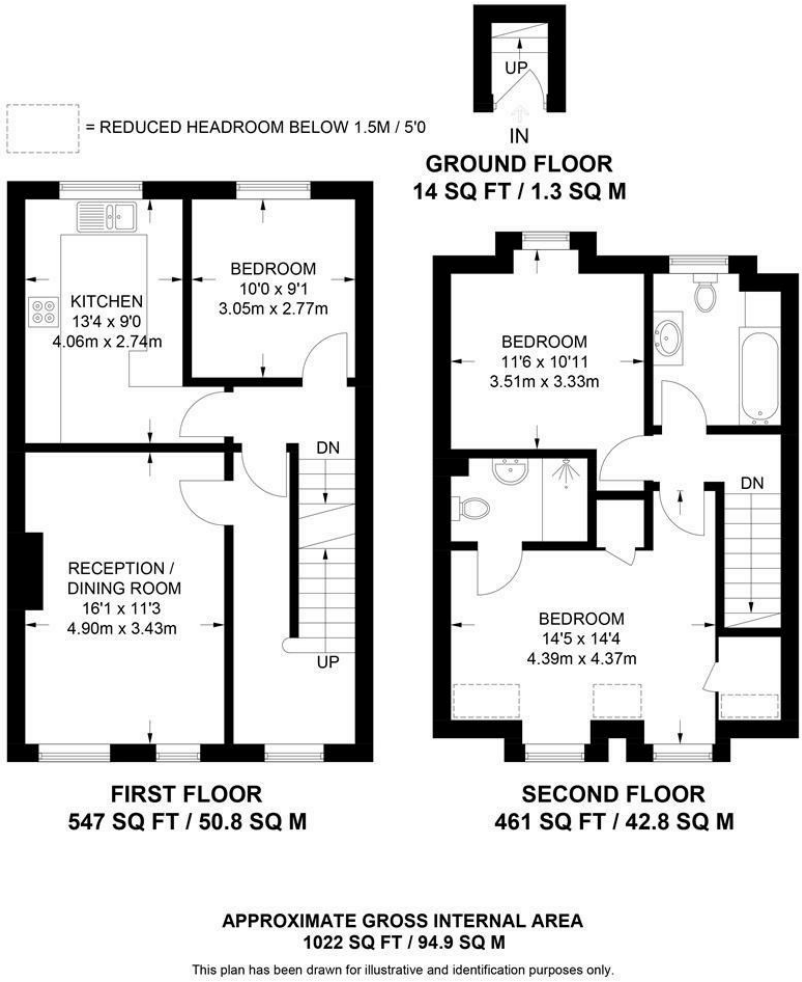
There is a residents service charge of £231 per annum towards the communal lighting, maintaining the communal grounds and general maintenance.

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"

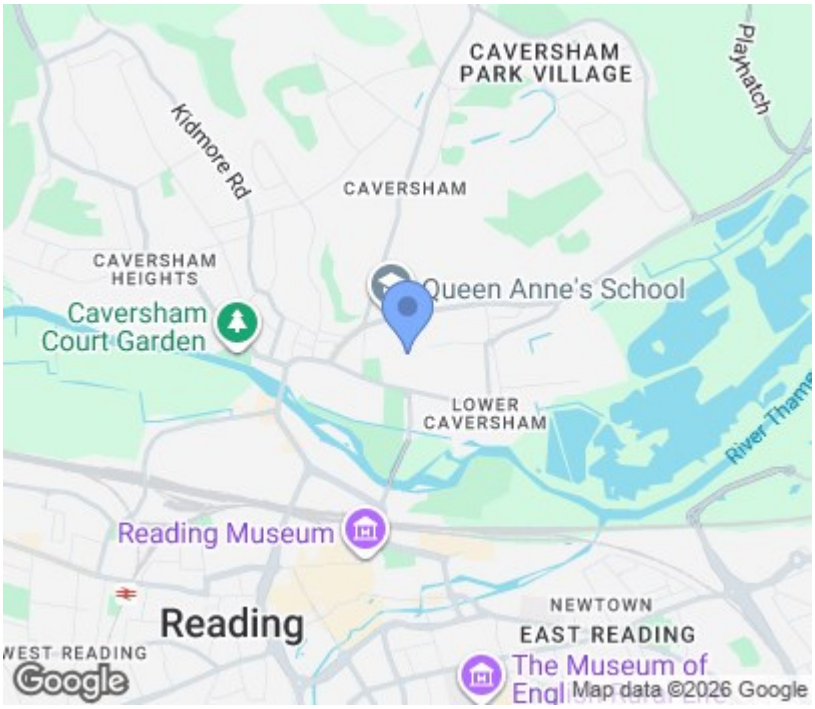
Agents Note: The property benefits from a flying freehold, as the main part of the property it is situated above the entrance to the residents' car park. Prospective purchasers are advised to consult their chosen mortgage lender and legal adviser to confirm that the arrangement is acceptable to them and meets their lending requirements.

Floorplan



APPROXIMATE GROSS INTERNAL AREA
1022 SQ FT / 94.9 SQ M

This plan has been drawn for illustrative and identification purposes only.



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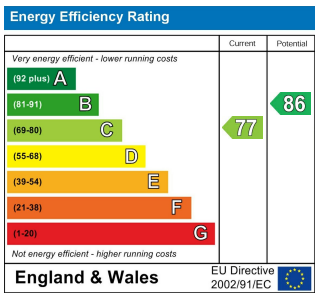

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