



A ground floor maisonette forming part of a small residential development located in a popular address to the south of Reading in Whitley Wood. The property features a living room, a separate kitchen, a double bedroom and a bathroom and requires comprehensive refurbishment and upgrading throughout. There is an allocated parking space and the development is ideally positioned for local amenities, business parks and transport links, offering easy access to the M4 (Junction 11), providing convenient routes towards London and the surrounding areas.

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

sales@haslams.net
0118 960 1000



- For Sale by Traditional Auction on 13th August
- Ground floor maisonette
- One double bedroom
- Living room with separate kitchen
- Allocated parking
- In need of refurbishment and upgrading



Council tax band

Council- RBC

Parking
There is an allocated parking space in the residents car park located at the rear of the development.

Lease information:
Years remaining: 77 years
Service charge: £216
Ground rent: £45 (TBC)
Buildings Insurance: £300 pa (approx)

The Property is sold without the supply Protocol forms and LPE1. Prospective buyers should make their own investigations with First Point and EM with regards to the Service Charge, Ground Rent, Buildings Insurance and any other information that the Landlord or Managing agents may hold.

Property construction – Standard form

Water – mains
Drainage – mains
Electricity – mains
Heating – Electric

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"

Auction Information

Auction end date and time: Thursday 13th August at 12pm.
The auction will be exclusively available online via our website including the legal pack information.

The registration process is extremely simple and free. Please visit Haslams website: www.Haslams.net and click on the 'online auction' tab
A 'register' button can be found on this page or by clicking into the individual listing.

Stage 1) Register your email address, create a password and confirm your account.
Stage 2) View the legal pack and arrange any viewings
Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details
Stage 4) You are ready to bid – Good Luck!

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

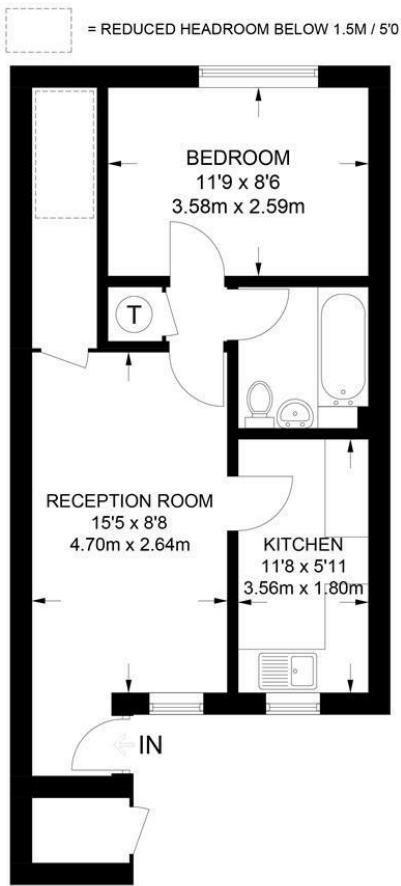
A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Haslams and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

For Sale Via Haslams Online Auction powered by Bamboo Proptech.

Floorplan



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 433 SQ FT / 40.2 SQ M
OUTSIDE CUPBOARD = 13 SQ FT / 1.2 SQ M
TOTAL = 446 SQ FT / 41.4 SQ M

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



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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		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.