HASLAMS Sales

# West Drive

£375,000

Reading, RG4 6GL

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Set within an exclusive gated development on one of Sonning's most sought-after private tree-lined roads, this well-appointed two-bedroom apartment offers a rare combination of space, privacy and potential. Occupying approximately 979 sq ft of well-planned accommodation, the property features a bright dual-aspect living room, complemented by a separate dining area adjoining the kitchen, creating a versatile layout suited to both everyday living and entertaining. Both bedrooms are generously proportioned and benefit from their own en suite facilities, enhancing comfort and practicality. The apartment is set within attractive, well-maintained communal grounds, with both resident and visitor parking available. The property also offers scope for an incoming purchaser to update and personalise to their own specification. Ideally located, the property provides convenient access to local amenities in Woodley, with excellent transport links via the A329(M) and mainline stations at Twyford and Reading. The area is well served by a range of leisure facilities, with Sonning Golf Club just a short walk away.
Offered to the market with no onward chain, this represents an excellent opportunity to secure a home in a highly desirable setting ideal.

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

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- Exclusive gated development on private road
- Impressive communal grounds
- Well-appointed apartment with opportunity to upgrade and refurbish
- 2 Bedrooms, each with en suites
- Dual aspect living room with separate Dining area
- Residents lift; Entry phone system; 2 Allocated parking spaces

Council tax band F

Council- Wokingham

## Communal Grounds

The development enjoys well maintained park like communal gardens with areas of lawn interspersed by shrub beds and a number of seating areas for shared use.

## Additional information:

Parking

There is a residents car park with 2 allocated spaces and visitor spaces for shared use.

Lease information.
Years remaining: 88 years, residents own a share of freehold
Service charge: £4037.87 for 2025/2026 until 30th April 2026

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

Broadband connection available (information obtained from Ofcom):
Superfast - Fibre to the cabinet (FTTC)

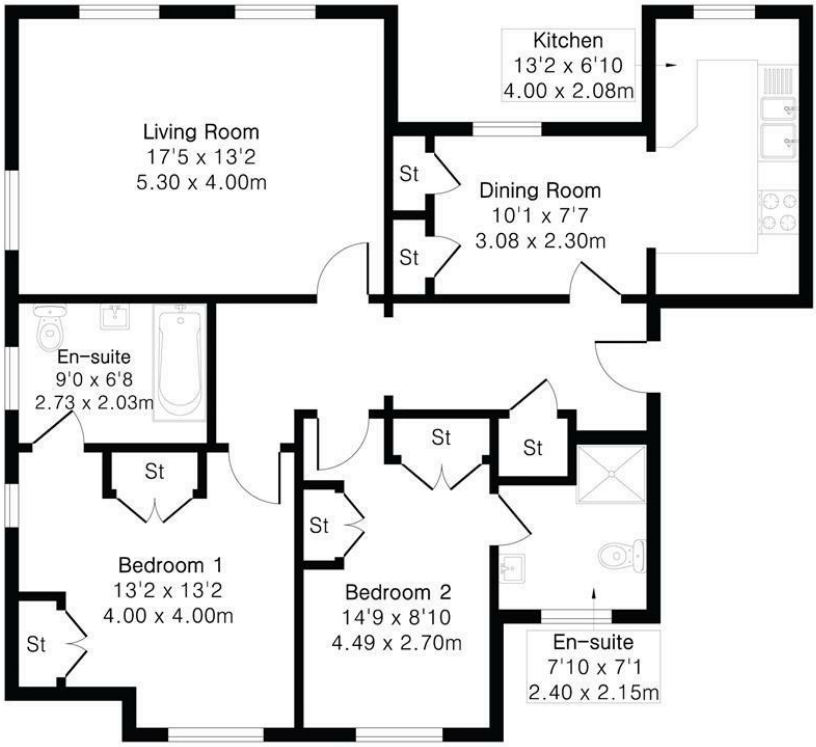
Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Probate
The sale of the property is subject to the executors obtaining the Grant of Probate.

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

Floorplan

## Approximate Gross Internal Area 979 sq ft - 91 sq m




PINK PLAN

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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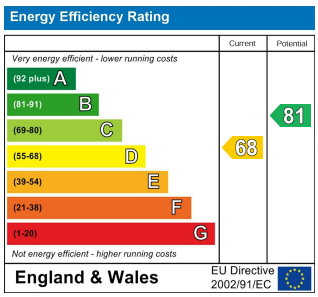


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