MICHAEL HARDY
SALES & LETTING



50, Maiden Place,
Lower Earley,
Berkshire, RG6 3HA

OIEO £140,000 Leasehold





This ground floor studio is set in a highly convenient location close to local shops, restaurants, and leisure facilities. The accommodation comprises a combined living room and bedroom featuring a fitted wardrobe and newly fitted carpet, alongside a separate kitchen and bathroom. Outside, the property benefits from a private, west facing rear garden with gated side access.

- Offered with no onward chain
- Separate kitchen and bathroom
- Enclosed, west facing garden
- Ground floor studio with excellent layout
- Newly fitted carpet
- Walking distance to local shops and schools

There is a private, enclosed rear garden which can be accessed via patio doors directly from the property, as well as through a secure, gated side entrance.

Maiden Place is a popular development for first time buyers and investors alike, comprising a variety of studios and one bedroom maisonettes built around communal parking at the front. The Maiden Place shopping parade offers a selection of pubs, restaurants, cafes, local shops, including Asda shopping complex, Loddon Valley Leisure Centre, and Lower Earley Library are all located within 1 mile. Local bus routes into Reading are nearby, and there are excellent road links into London and Bracknell via the A329(M) and M4. The A33 to Basingstoke is also easily accessible.

Council Tax Band: B
Local Authority: Wokingham Borough Council
Energy Performance Rating: D

Leasehold information
Term: 125 yrs from 24th June 2009
Years remaining: 108
Annual Service charge: c.£624.06
Annual Ground rent: c.£150.00
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.









Floorplan

Maiden Place, Lower Earley, Reading

Approximate Area = 389 sq ft / 36.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Michael Hardy. REF: 1523382

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.
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