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170 Whitley Wood Road, Reading, RG2 8LQ
Offers in excess of £170,000

** GROUND FLOOR APARTMENT | NO ONWARD CHAIN **

A two bedroom ground floor apartment of approximately 560 sq ft offered with no upward chain, located in the popular Whitley Wood area of South Reading.

The accommodation comprises entrance hall with storage, living room, fitted kitchen, two bedrooms and modern shower room. Ideal for first time buyers, professionals and investors.

Whitley Wood offers good local amenities with shops, schools, GP surgeries and parks along Whitley Wood Road and nearby, plus larger supermarkets close by. For transport, frequent bus services run directly to Reading Town Centre and Green Park, whilst Reading Green Park, Earley and Reading main stations are all within easy reach with fast services to London Paddington. The A33 and M4 at Junction 11 provide excellent road access to Bracknell, Wokingham, Newbury and London

.A great chain-free opportunity in a convenient location.







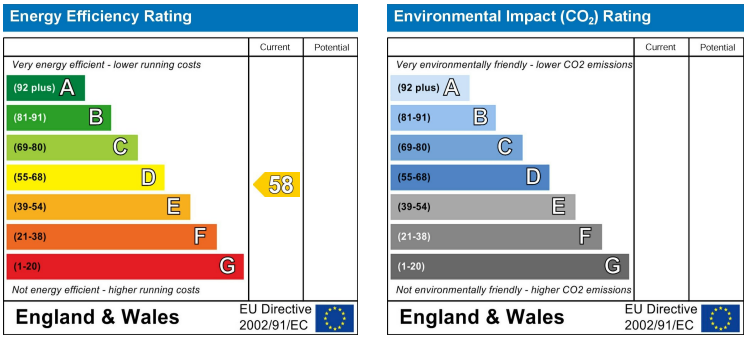
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Leasehold Information

88 years remaining on the lease
Ground rent: £00 per annum
Maintenance charge: £40 per month

This information is provided by the vendor and should be verified during the conveyancing process.









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Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk