NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040









Moulsford Mews
Reading, Reading, RG30 1ET

Chain Free £200,000

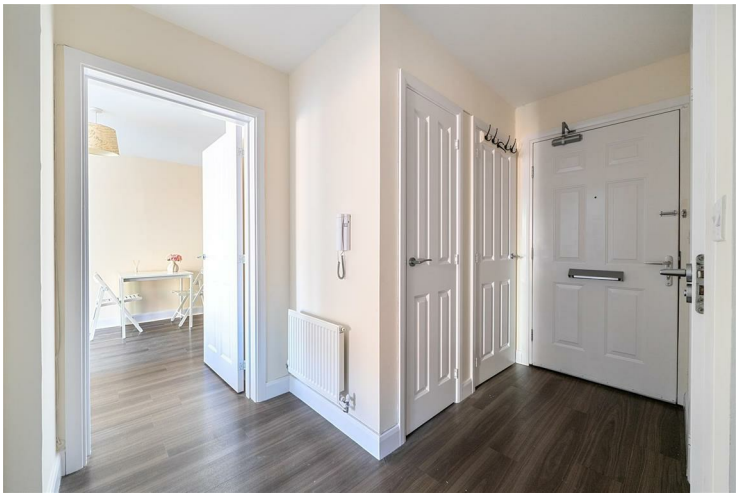
CHAIN FREE: IDEAL FIRST TIME BUY OR RENTAL INVESTMENT: Set within this popular modern development is this good sized two double bedroom two bathroom first floor apartment that has been refurbished throughout. The property boasts a modern fitted kitchen with an open plan living room, Juliet style balcony and under croft parking. In addition there is a communal podium garden. The property is only moments from the Tesco's superstore and offers easy access to Reading West train station and central Reading. To appreciate the space on offer call now to view.

Moulsford Mews, Reading, RG30 1ET

- Chain free & recently refurbished
- Very good access to Reading and Reading West Stations
- Two double bedrooms & two bathrooms
- Communal central courtyard
- EPC Rating B
- Ideal first time buy or rental investment
- Close to local shops and ameneties
- Reception room with open plan modern kitchen
- Undercroft Parking
- Council tax band C

Communal entrance
A good sized communal entrance with lift and stairs to the first floor.

Hallway



A good sized hallway, built in storage cupboard, cupboard house the hot water system, entry phone system and doors leading to:

Living / dining area
22'7" x 11'5" (6.9 x 3.5)



Offering views over the communal courtyard is this light and airy open plan kitchen / diner, laminate wood flooring and open to the kitchen area.

Kitchen area



A modern kitchen with ample wall and base units, roll top work surfaces with an inset sink and drainer, halogen hon, oven extractor, fridge freezer and washing machine.

Bedroom one
12'1" x 8'6" (3.7 x 2.6)



Carpeted double bedroom with a view of the central courtyard and fitted wardrobes.

Bedroom two
12'1" x 8'2" (3.7 x 2.5)



Carpeted double bedroom with window overlooking the central courtyard and ample space for wardrobes

Bathroom



A modern bathroom comprising of a paneled bath, wall mounted shower, wash handbasin, WC, tiled floor and part tiled walls.

En suite



Tiled ensuite with pedestal sink, mirrored cabinet, low level WC and double width shower cubicle

Communal Courtyard



A good sized communal courtyard for the residents.

Services
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Electric

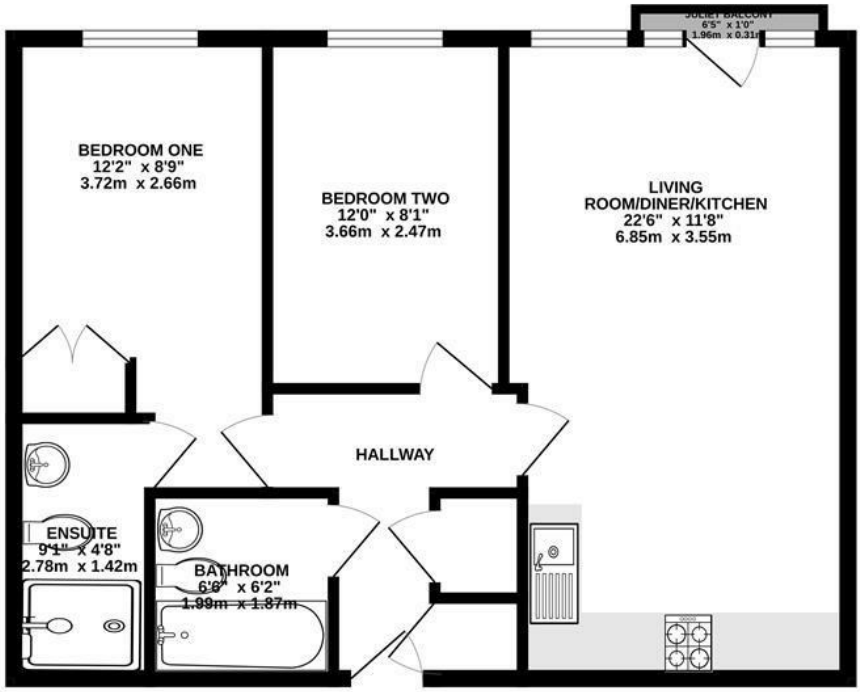
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, information obtained from Ofcom

All appliances and services are untested.

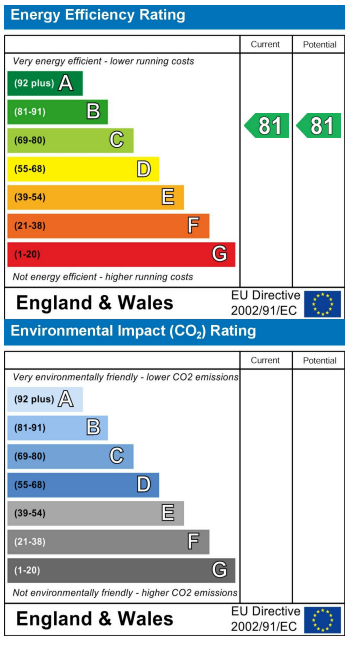
Tenure
Lease: 125 years from 2012
Service charge: £1400 for 1/7/26 to 31/12/26
Ground rent: £400 reviewed every 15 years

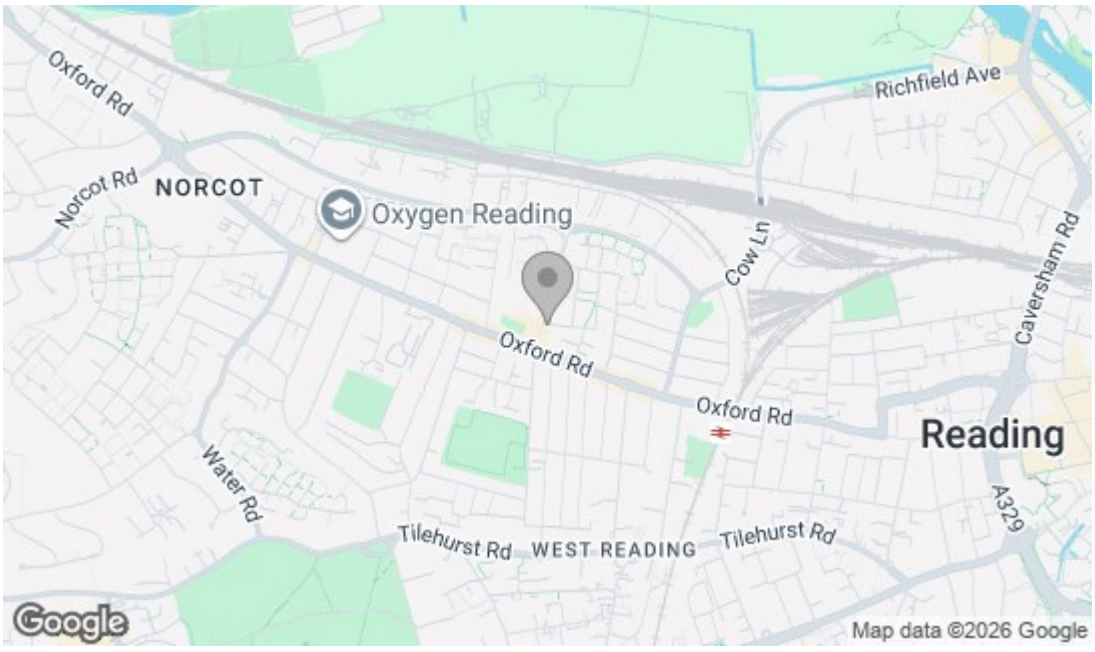
FIRST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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