

sansome
& george



20 Groves Lea, Mortimer

£210,000

Enhanced with AI by STREET._

20 Groves Lea

Mortimer, Reading

Sansome & George - This appealing 2 Bedroom ground floor maisonette offers comfortable and practical living in a sought-after village location. Upon entering through the porch, you are greeted by a living room that provides an inviting setting for relaxation and entertaining. The modern fitted kitchen is thoughtfully designed, featuring ample storage and workspace, making it ideal for both every-day meals and special occasions. The property comprises two bedrooms, each offering flexibility for use as sleeping accommodation, a home office, or guest space. Neutral décor throughout enhances the sense of light and space, presenting a blank canvas for personal touches. The maisonette benefits from a convenient layout, with all rooms easily accessible from the central hallway, ensuring a smooth flow throughout the home. Located in a popular village, this property provides the perfect balance between peaceful surroundings and easy access to local amenities, schools, and transport links. Whether you are a first-time buyer, downsizer, or investor, this maisonette represents an excellent opportunity to secure a comfortable and low-maintenance home in a desirable area. Early viewing is highly recommended to appreciate the quality and potential of this attractive ground floor property.

Leasehold

Lease remaining: 92 years

Service Charge: £1,362.22 PA

Ground Rent: £268 PA

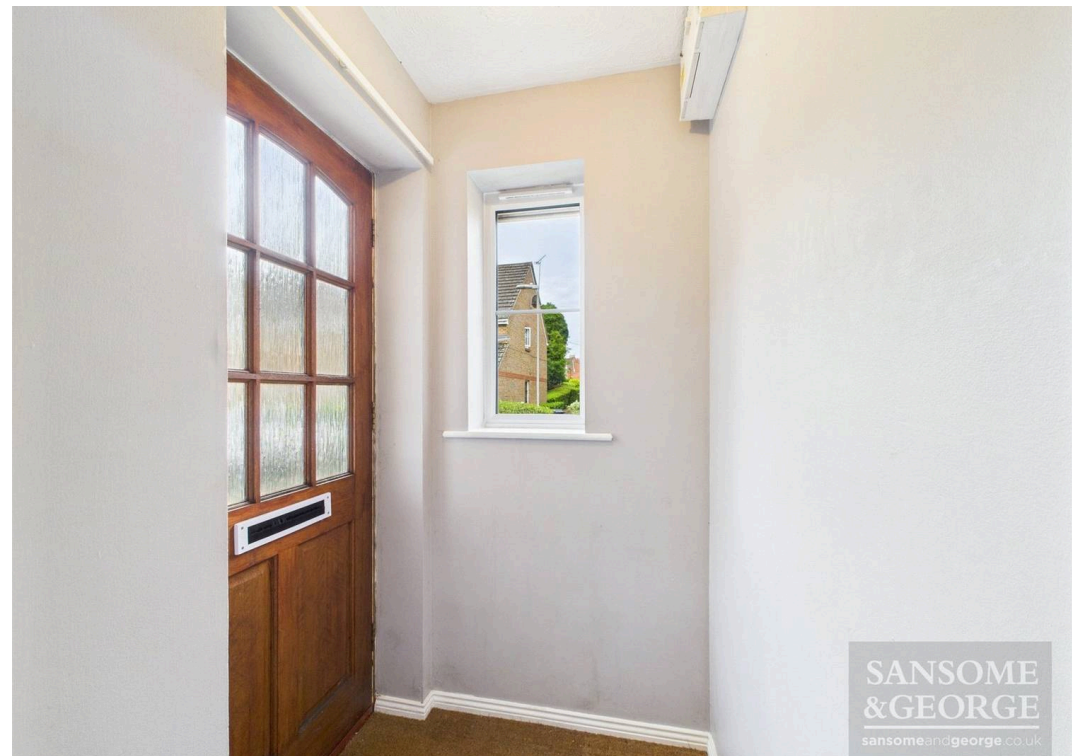
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E







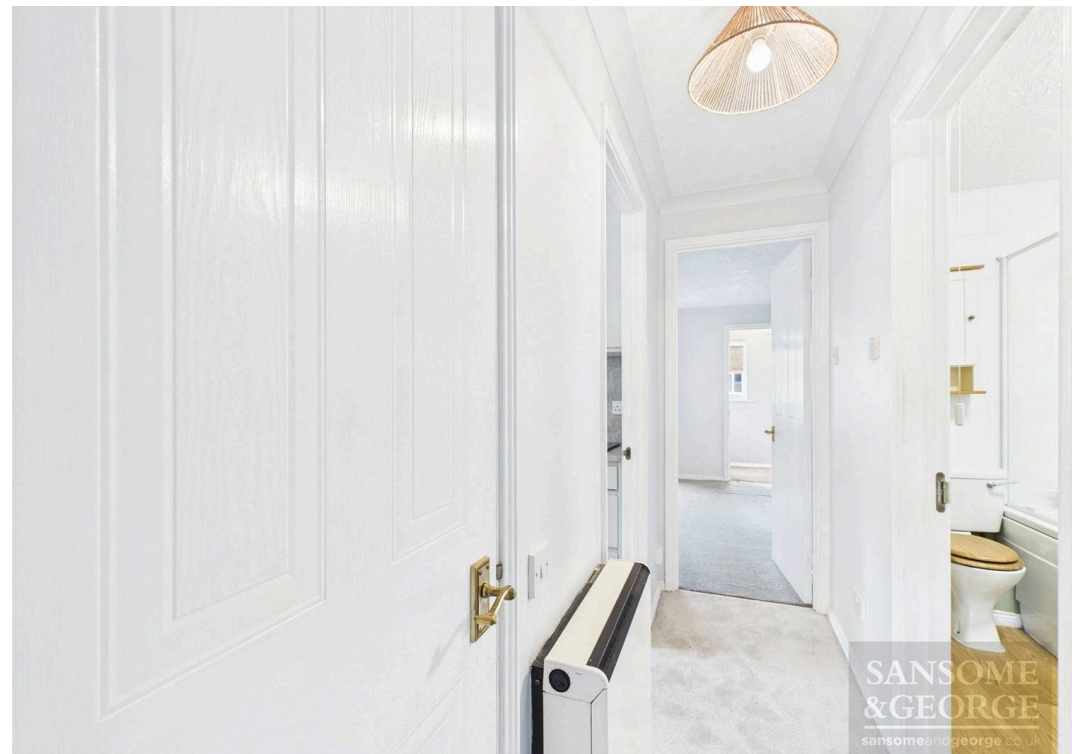
20 Groves Lea

Mortimer, Reading

- 2 Bedroom Maisonette
- Ground Floor
- Entrance Porch
- Living room
- Fitted Kitchen
- 2 Bedrooms
- Popular village location



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Approximate total area⁽¹⁾

503 ft²

Reduced headroom

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Sansome & George Mortimer Office

45 Aborn Parade West End Road, Mortimer Common – RG7 3TQ

0118 933
1773

• mortimer@sansomeandgeorge.co.uk • www.sansomeandgeorge.co.uk/