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This ground-floor maisonette is situated in a desirable development on the outskirts of Reading town with no onward chain complications. The development benefits from communal grounds and easy access to public transport links. Comprising spacious living-dining room, bedroom with storage, kitchen with rear access, and bathroom.

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

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0118 960 1000



- Desirable development
- Investment opportunity Est. Gross Yield 7.7%
- Ground floor apartment
- Communal grounds
- Gas central heating & UPVC double glazing
- No onward chain complications





Council tax band A  
Council- Reading

Additional information:  
Parking  
There is a communal car park on a first come first serve basis.

Lease information.  
Years remaining: 98  
Service charge: £500 PA  
Ground rent: £100 PA

Property construction – Standard form  
Services:  
Gas – mains  
Water – mains  
Drainage – mains  
Electricity – mains  
Heating – Gas central 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”

Floorplan

Approximate Gross Internal Area 431 sq ft - 40 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 63      | 73        |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.