

Benyon Mews

£380,000

HASLAM'S
Sales

Reading, RG1 6HX



Forming part of a small select development is this delightful modern townhouse that enjoys a quiet setting within walking distance of the town centre and both Reading West and the mainline station. This rarely available two bedroom design has been well cared for with a high standard of presentation throughout. The property benefits from a westerly aspect garden and has allocated and shared visitors parking spaces. The location is ideal for those purchasers seeking access to the motorway network with both Reading West and the mainline stations easily accessible and local bus routes available outside the development.

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

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0118 960 1000



- 2 Bedrooms, principal with en suite shower
- Living room with double doors to garden
- Fitted kitchen with oven & hob
- Well tended west facing garden
- Allocated parking
- Convenient for West Reading station & town centre





Council tax band D

Council Reading

Garden

The well-tended garden enjoys a westerly aspect and incorporates a paved patio with a lawn and stepping stone and slate pathway leads to the rear with a useful shed and a rear pedestrian gate.

Additional information:

Parking

There is allocated parking, number 6 and additional visitor parking spaces for shared use.

Part B

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

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”

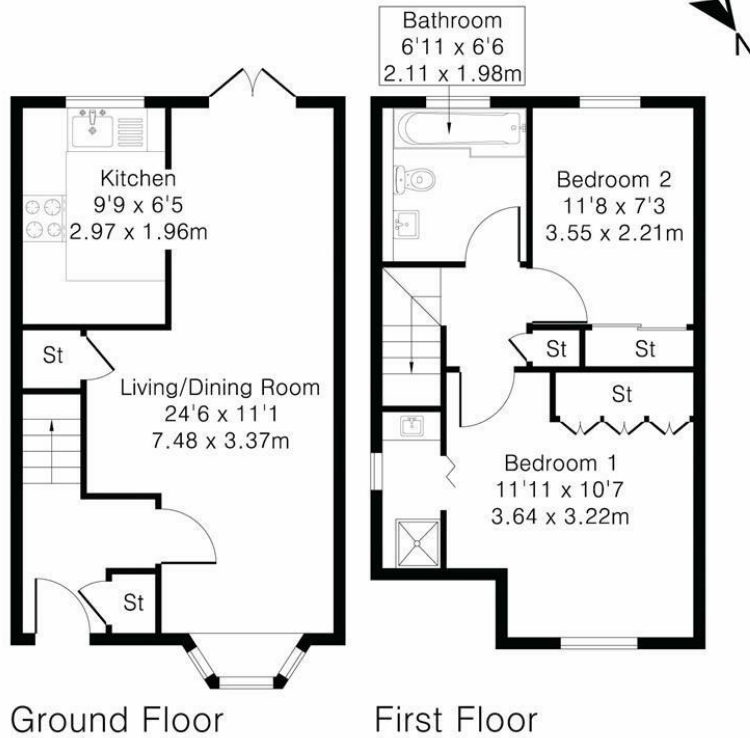
Part C

It has been noted that there are some old Artex textured ceilings at the property. Up until 1985, low levels of asbestos were used in Artex. Since the age of the ceilings cannot be verified, the presence of asbestos cannot be confirmed.

The vendor informs us the property was built in 1988.

Floorplan

Approximate Gross Internal Area 656 sq ft – 61 sq m
 Ground Floor Area 339 sq ft – 32 sq m
 First Floor Area 317 sq ft – 29 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			88
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.