



3 Burghfield Mill, Dewe Lane, Reading, RG30 3ST

£299,000

Built in the late 1800s Burghfield Mill has been repurposed and sympathetically converted into 15 apartments overlooking the River Kennet. The development is located north of Burghfield and conveniently halfway between the M4 junction 12, and Reading town centre.

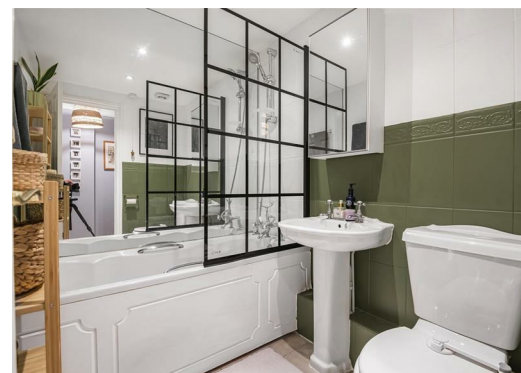
This well-presented ground-floor apartment has a dual-aspect open-plan living area that leads onto a riverside terrace overlooking the Kennet, a kitchen with ample work surfaces and storage space, a family bathroom, two bedrooms, and an ensuite shower room to the master bedroom.

The Mill can be found at the end of a gated, private road. There is a resident car park and communal grounds.





- 2 bedrooms
- Riverside communal terrace
- Ensuite shower room
- Period conversion
- 19ft Living/dining room
- Easy access to m4 junction 12



Council tax band E
Council- West Berkshire





Additional information:

Parking

One dedicated parking space with ample parking remaining on a first come first serve.

Part A

Lease information.

Years remaining: 121

Service charge: £3250 pa

Ground rent: £0

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)

Superfast - Fibre to the cabinet (FTTC)

Standard - ADSL/copper wire

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"

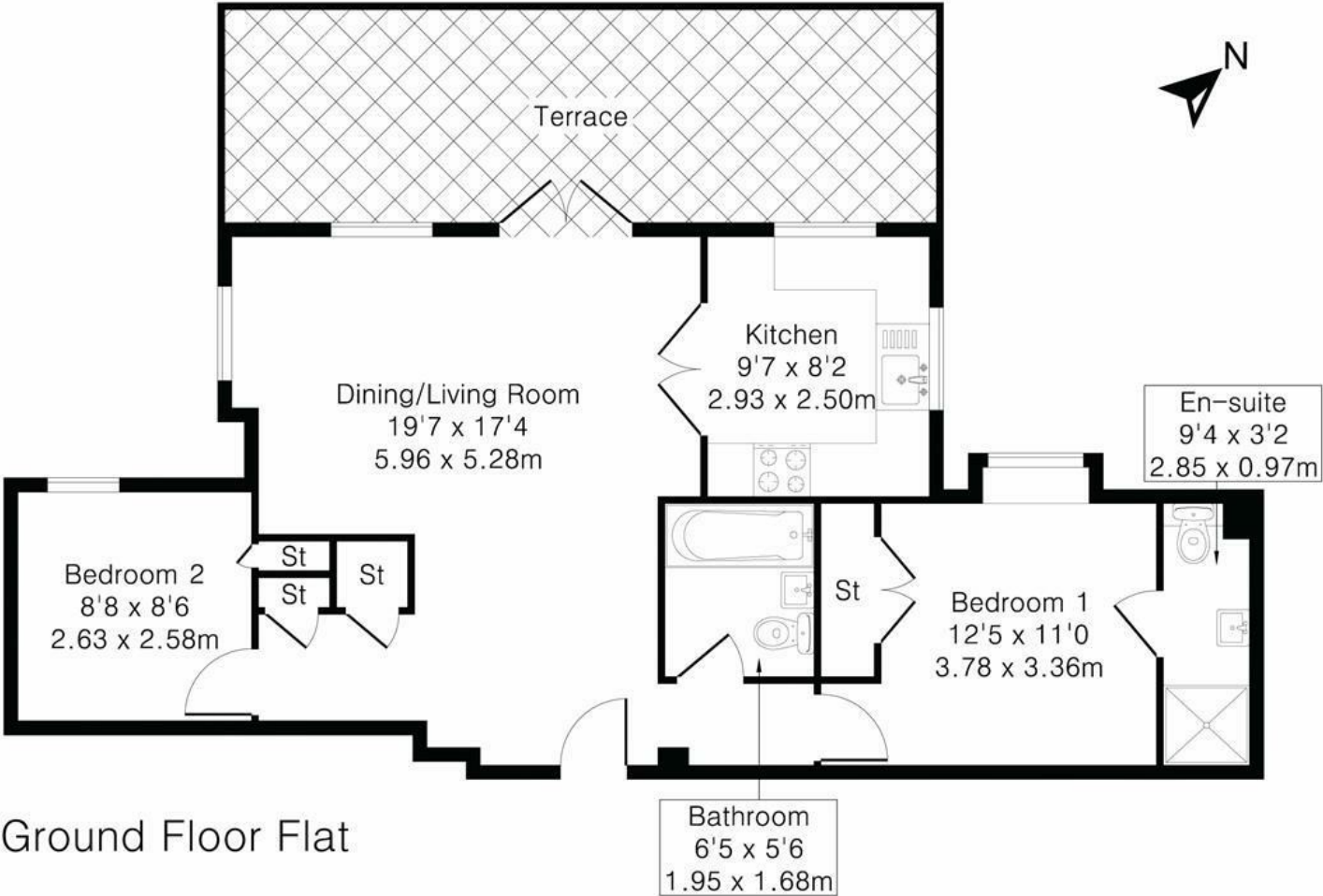
Part C

Flooding

We understand the area around Burghfield Mill has a very low risk of surface water flooding but there is a medium risk of flooding from rivers. For further information please check the gov.uk website "long term flood risk"



Approximate Gross Internal Area 675 sq ft – 63 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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		

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