



Brownlow Lodge is an impressive development that sits in the tree-lined Downshire Square conservation area. The development benefits from gated access, allocated parking to the rear, and is within easy reach of Reading West & Mailine Station as well as local parks, and amenities.

This spacious apartment boasts a 20ft living-dining room with dual aspect windows, a kitchen benefiting intergrated appliances, 2 double bedrooms, an ensuite bathroom, and a family bathroom.

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



- Gated development
- 2 Double Bedrooms
- 20ft living dining room
- Ensuite bathroom
- Easy access to amenities
- Allocated parking





Council tax band C

Council- Reading

Additional information:

Parking

There is an allocated parking space for this property

Part A

Lease information.

Years remaining:106

Service charge: £2258 PA

Ground rent: £250 PA

Ground rent review period: Every 25 years, in line with RPI, next review 2030

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):

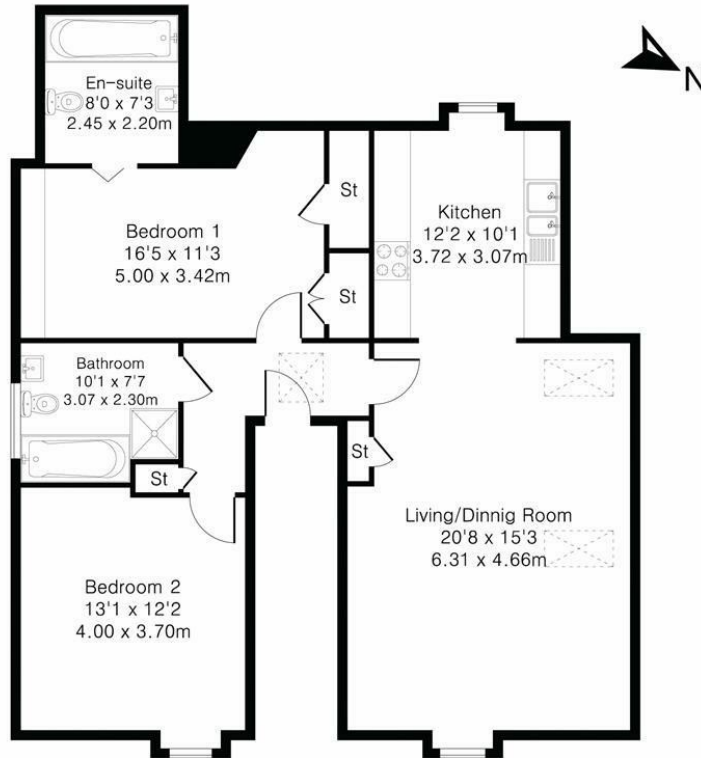
Ultrafast – Fibre to the premises (FTTP)

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”

Floorplan

Approximate Gross Internal Area 983 sq ft – 91 sq m



Third Floor



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		76	76
(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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