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5, Bucklebury Place, Reading, RG7 5UD

£230,000

This stunning top floor apartment is located in the beautiful Berkshire countryside, betwixt Reading & Newbury, with stunning views. This imposing former Rothschild's country home, which is approached via private delightful driveway approaching 0.25 miles has been tastefully converted retaining many of the original features which make this development a very special one.

The property has a large communal entrance hall and oak staircase to the 1st and second floor landing areas leading to a private entrance hall, spacious L-shaped living room, kitchen, double bedroom with built in wardrobes and ensuite bathroom. There is a garage in block along with residents parking areas.

The extensive and well maintained communal grounds are a real treat offering a glimpse into nature, farmland, countryside and peaceful surroundings.

The vendor has advised the selling agent of the following:

- The Lease was renewed in 2022 to 125 Years and the apartment has a Share of the Freehold
- The service charge is £107 pcm to include Ground Rent
- There is a shared Oil Tank for heating
- There is a Cesspit serving the building

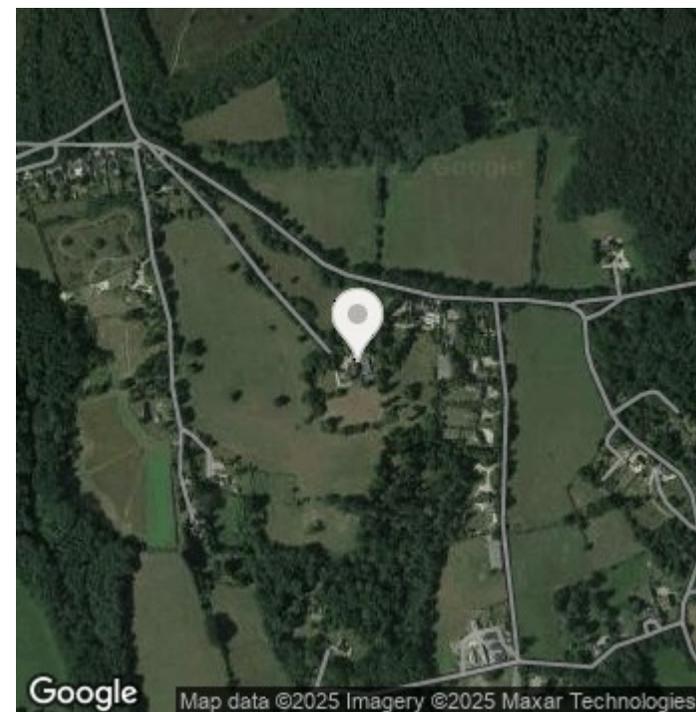




- Stunning residence in the Berkshire countryside
- Top floor, one bedroom apartment
- Garage and parking
- Beautiful, tended communal gardens
- En-suite bathroom to the bedroom
- Spacious living room



Council tax band C
Council- West Berks





Imposing Entrance Hall

This communal hallway and turning Oak staircase make a grand entrance to this stunning home.

Communal grounds

The well tended gardens have large lawn areas with an impressive & wide array of mature trees, plants and shrubs.

Additional information:

Parking

The property has a communal gravel driveway with residence parking and a garage in block.

Part A

Lease information.

Years remaining: 117

Service charge: £107pcm to include the Ground Rent

Part B

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – communal septic tank

Electricity – mains

Heating – Oil central heating

Septic tank – We understand the septic tank will not be compliant with the new General Binding Rules, prospective purchasers will need to check their obligations prior to submitting an offer, information is available on the gov.uk website “Septic tanks and sewage treatment plants”

Mobile phone coverage

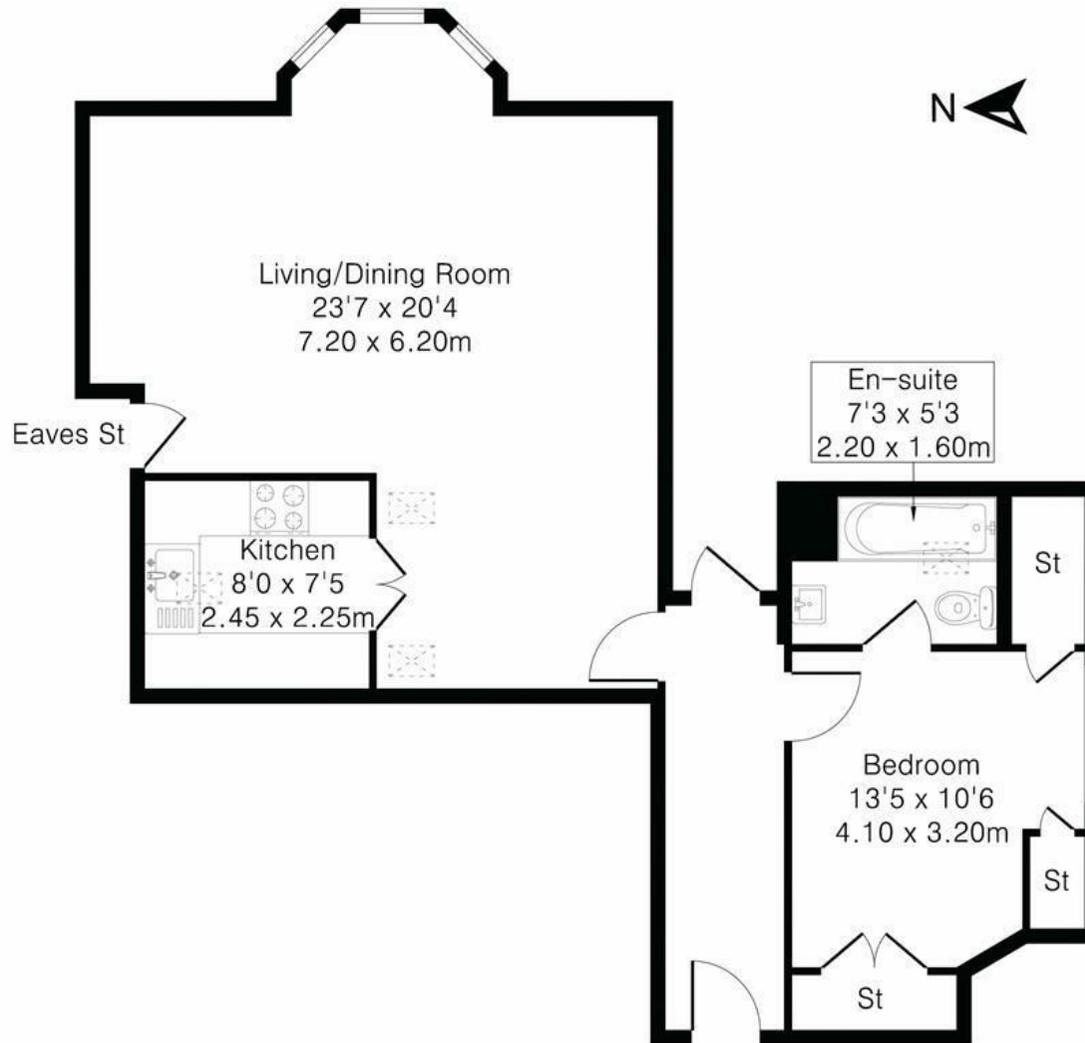
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Part C

Whilst the owner has indicated that they are unaware of the presence of asbestos in the fabric of their property, asbestos was a building material used in the construction industry until 1999 therefore its absence cannot be guaranteed.



Approximate Gross Internal Area 666 sq ft - 62 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			
(55-68) D			
(39-54) E			
(21-38) F		22	23
(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.