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52, Maine Street, Reading, RG2 6AG

£585,000

This well-presented Townhouse is situated in the popular Green Park development, which benefits from several amenities, including Green Park station with links to London, shops, and a school. On the ground floor the property comprises a 25ft kitchen/dining room with intergrated appliances and a cloakroom. on the first floor, there is a living room with a balcony and a bedroom that benefits from an ensuite, and on the 2nd floor a further 3 bedrooms and a family bathroom.





- 4 Bedroom Town House
- 25ft Kitchen/dining room
- Ensuite shower room
- Living room with balcony
- Cloakroom
- Allocated parking



Council tax band E
Council- Reading





Additional information:

Parking

The property has allocated parking to the front

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”



Approximate Gross Internal Area 1322 sq ft – 123 sq m

Ground Floor Area 441 sq ft – 41 sq m

First Floor Area 441 sq ft – 41 sq m

Second Floor Area 440 sq ft – 41 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		94
(81-91) B	84	
(69-80) C		
(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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