

52, Maine Street, Reading, RG2 6AG

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.







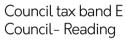








- 4 Bedroom Town House
- 25ft Kitchen/dining room
- Ensuite shower room
- Living room with balcony
- Cloakroom
- Allocated parking













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



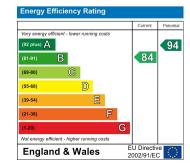




Although Pink Plan Itd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given 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.







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