



This 2 bedroom first floor maisonette is conveniently situated within walking distance of the town centre and Reading West station. The apartment has been recently redecorated and has new carpets and features a dual aspect 16'5 sitting room, a separate kitchen and a bathroom suite. The property is ideally positioned for local bus routes and transport links and will appeal to purchasers seeking a well-appointed home within reach of amenities. The property is offered for sale with a new Lease and no onward chain.

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

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0118 960 1000





- 2 Bedrooms
- 1st floor maisonette
- 16'5 Living room
- Recently redecorated and newly carpeted; Gas central heating
- Walking distance of Reading West station
- New lease; No onward chain





Council tax band A

Council- Reading

Additional information:

Parking

There is on-street parking

Lease information.

Years remaining: 125 years

Service charge: £500 pa

Ground rent: Peppercorn

No Lift Service

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”

Garden

There is an area of lawned garden to the front of the property.

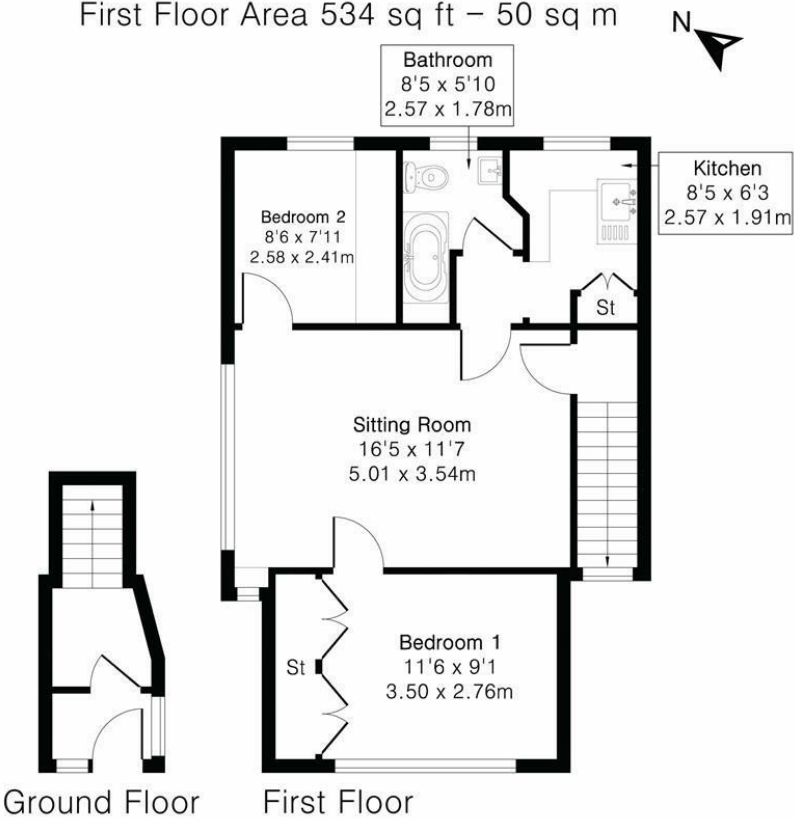


Floorplan

Approximate Gross Internal Area 588 sq ft - 55 sq m

Ground Floor Area 54 sq ft – 5 sq m

First Floor Area 534 sq ft – 50 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.



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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		
(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.