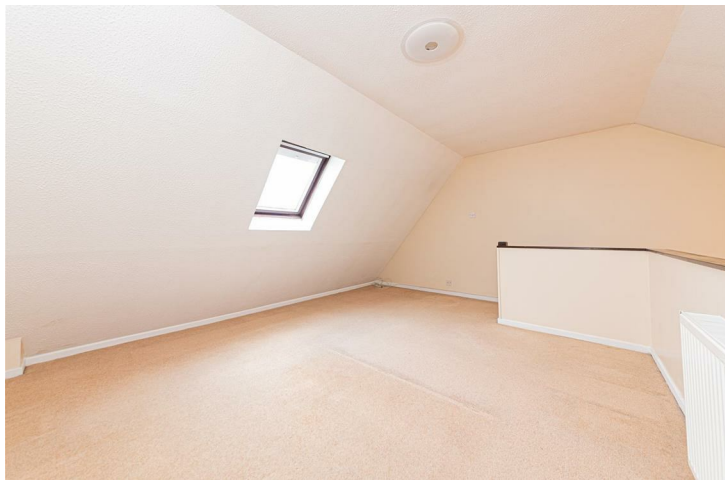




71, Maiden Place  
Lower Earley  
Berkshire, RG6 3HA

**OIEO £200,000 Leasehold**



Situated in the ever popular Maiden Place development is this one bedroom split level maisonette in good condition through-out with a large open plan living/dining room, brand new boiler, balcony and a private garden. There is generous storage space both inside and outside.

- No onward chain
- One bedroom
- Parking for residents
- Spacious living/dining room
- Balcony
- 591 Sq Ft / 54.9 Sq M

Council Tax Band: B  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: C

#### Leasehold information

Term: 189 yrs from 24th June 1983

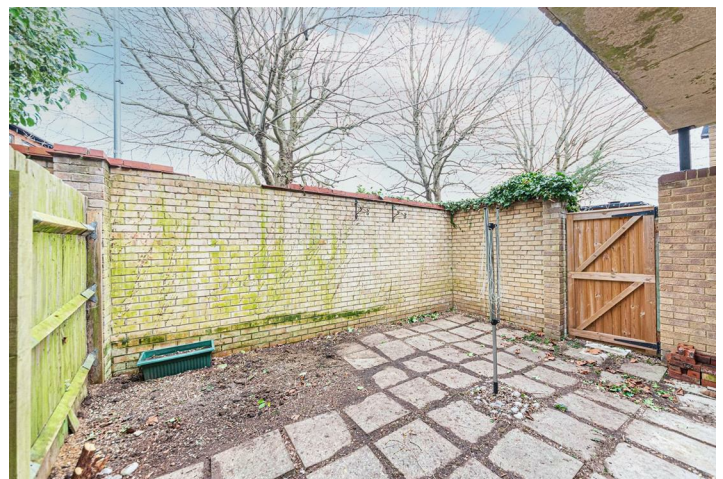
Years remaining: 147

Annual Service charge: c.£751.36

Annual Estate Charge: c.£106.67

NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

It is within walking distance of the Maiden Place Shops which offer pubs, restaurants, cafes, local shops and a Sainsburys Local. The Asda Complex, Loddon Valley Leisure Centre and Lower Earley Library are all located within 1 mile. Local Bus Routes into Reading are conveniently located and the A329M, M4 & A33 to Basingstoke are all easily accessible.





## Maiden Place, Lower Earley

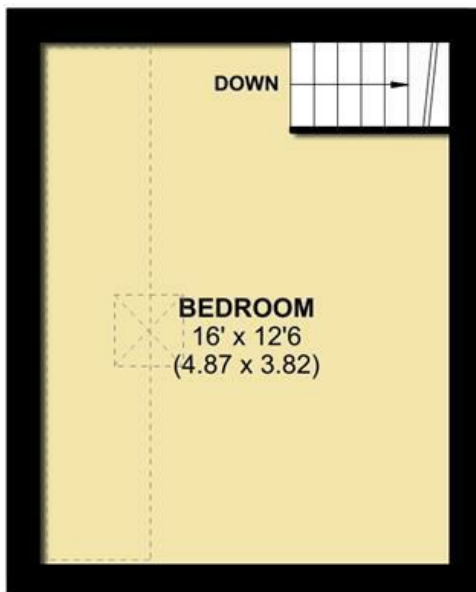
Approximate Area = 537 sq ft / 49.9 sq m

Limited Use Area(s) = 54 sq ft / 5 sq m

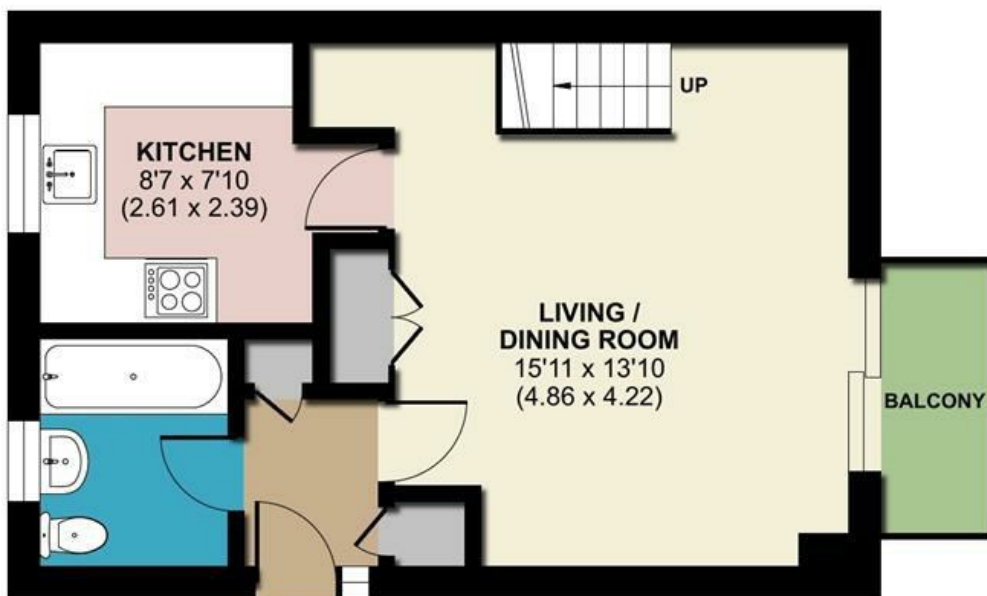
Total = 591 sq ft / 54.9 sq m

For identification only - Not to scale

Denotes restricted  
head height



### MEZZANINE



### FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1230780

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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