



Hayes Drive, Three Mile Cross READING RG7 1GB

welcome to

Hayes Drive, Three Mile Cross READING

Situated in the popular area of Three Mile Cross is this modern ground floor apartment is beautifully presented throughout and benefits from open plan living area with kitchen and Juliette balcony, double bedroom, extra storage cupboards and allocated parking.





Communal Entrance Hall

Entrance Hall

Living Area

18' 2" max x 14' 9" max (5.54m max x 4.50m max)

Double Bedroom

17' 3" x 8' 7" (5.26m x 2.62m)

Bathroom

Allocated Parking

Total floor area 50.2 sq.m. (540 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Hayes Drive, Three Mile Cross READING

- Stunning Ground Floor Apartment
- Open Plan Living Area with Kitchen
- Double Bedroom
- Allocated Parking
- Approximately 119 years left on the lease

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£220,000



Please note the marker reflects the postcode not the actual property

view this property online rogerplatt.co.uk/Property/LOE107867



Property Ref:
LOE107867 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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