



**Downham Court, Shinfield Road Reading RG2 8HP**





Total floor area 49.5 m<sup>2</sup> (533 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

## welcome to Downham Court, Shinfield Road Reading

- Two bedrooms
- Approximately 138 years left on the lease
- Close to amenities & Schools
- Great Investment
- Allocated Parking

Tenure: Leasehold

EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for

Council Tax Band: B Service Charge: 1260.00

Ground Rent: 25.00

guide price **£200,000**



### Entrance Hall

#### Lounge

15' 9" x 9' 10" ( 4.80m x 3.00m )

#### Kitchen

8' 10" x 7' ( 2.69m x 2.13m )

#### Bedroom One

12' 4" x 9' 4" ( 3.76m x 2.84m )

#### Bedroom Two

11' 1" x 5' 10" ( 3.38m x 1.78m )

#### Bathroom

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**Property Ref:**

LOE108190 - 0005

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