



Downham Court, Shinfield Road Reading RG2 8HP

welcome to

Downham Court, Shinfield Road Reading

The property is situated in the popular village of Shinfield which is ideally located for easy access to the M4 motorway and the A33 to Basingstoke. Reading Town Centre is located within 2 miles and offers a variety of high street and designer shops, cinema, cafes and riverside restaurants.

In the village of Shinfield there is a local Co op and other local shops and facilities. The Asda Complex, Marks and Spencers Foodhall, Iceland and Costa are all located at Lower Earley which is situated within 2 miles.





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

Total floor area 49.5 m² (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: D

Council Tax Band: B Service Charge: 1260.00

Ground Rent: 25.00

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 items such as Leasehold packs.

guide price

£195,000



Please note the marker reflects the postcode not the actual property

view this property online rogerplatt.co.uk/Property/LOE108190



Property Ref:
LOE108190 - 0008

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.

Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

roger platt



0118 987 6767



LowerEarley@rogerplatt.co.uk



Asda Complex Chalfont Way , Lower Earley,
READING, Berkshire, RG6 5HQ



rogerplatt.co.uk