



**Hayes Drive, Three Mile Cross Reading RG7 1GB**



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## **Hayes Drive, Three Mile Cross Reading**

A well presented two double bedroom apartment with two bathrooms, Open plan kitchen/dining/living area, balcony and two allocated parking spaces. Cosmetically is great condition, it would make an ideal first home. Viewings highly advised.





## Communal Entrance Hall

## Entrance Hall

## Living/Dining/Kitchen

24' 10" x 14' ( 7.57m x 4.27m )

## Bedroom One

14' 1" x 8' 10" ( 4.29m x 2.69m )

## Ensuite

## Bedroom Two

14' 1" x 7' 9" ( 4.29m x 2.36m )

## Bathroom

## Allocated Parking

Total floor area 69.3 m<sup>2</sup> (746 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](http://www.focalagent.com)

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## Hayes Drive, Three Mile Cross Reading

- Two allocated parking space.
- Open plan living/dining.
- En-suite to master bedroom.
- Ideal first home.
- Cosmetically up to date.

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1693.00

Ground Rent: 250.00

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

**£275,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOE108664 - 0003

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