

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



LIMA COURT, READING, RG1 6NG £250,000

A spacious two bedroom first floor split level maisonette, in need of upgrading throughout, with the bonus of a garage in block. Good residential location only a 20 minute walk of Reading mainline station and The Oracle shopping centre. No onward chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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LIVING ROOM

Spacious south facing living room, leading to dining room and kitchen



DINING ROOM

Rear aspect window, door to kitchen



KITCHEN

Kitchen to the rear of the maisonette, with free standing fridge freezer, oven and hob, and freezer



BEDROOM ONE

Large double bedroom with built in wardrobes to the front of the property



BEDROOM TWO

Second bedroom to the rear of property over looking the communal gardens and play park



BATHROOM

Shower room in need of modernisation



TENURE

Leasehold

Lease - 130 years

Service charge - £565 half yearly

Ground rent - £100 per annum

APPROXIMATE MONTHLY RENTAL VALUE

£1,550

COUNCIL TAX

Band C

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating E

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/2563-3047-0202-5845-2204>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 791 sq ft - 74 sq m

Ground Floor Area 45 sq ft – 4 sq m

First Floor Area 373 sq ft – 35 sq m

Second Floor Area 373 sq ft – 35 sq m

