



18 Watermill Court Bath Road Woolhampton Reading Berkshire RG7 5RD



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Reading Berkshire RG7 5RD**

**Price Guide £167,000 Leasehold**

**A highly sought-after ground-floor maisonette situated in a beautifully landscaped courtyard retirement development for the over 55s. On the doorstep of buses and Woolhampton's mainline railway station with trains running to Reading and London or west into Thatcham and Newbury, and comprising Entrance Hall, Sitting Room enjoying a south facing aspect, Well-fitted Kitchen, Two Double Bedrooms, and Shower Room. Outside, communal gardens are mainly laid out as lawns with neatly tended flower borders. The property benefits from its own paved patio area that is secluded and not overlooked. The development an on-site manager. Ample parking can be found, including visitor spaces.**

**Viewing is Highly Recommended and Offered with No Chain**

**Leasehold                      £ 249.00 pcm Management Charges**

**Directions: Leave Thatcham Broadway, turning right onto the Bath Road towards Reading. Leave Thatcham along the A4 continuing through Midgham (Bath Road), and once coming into Woolhampton, pass the right-hand turning to Station Road, and Watermill Court will be found on the right-hand side.**





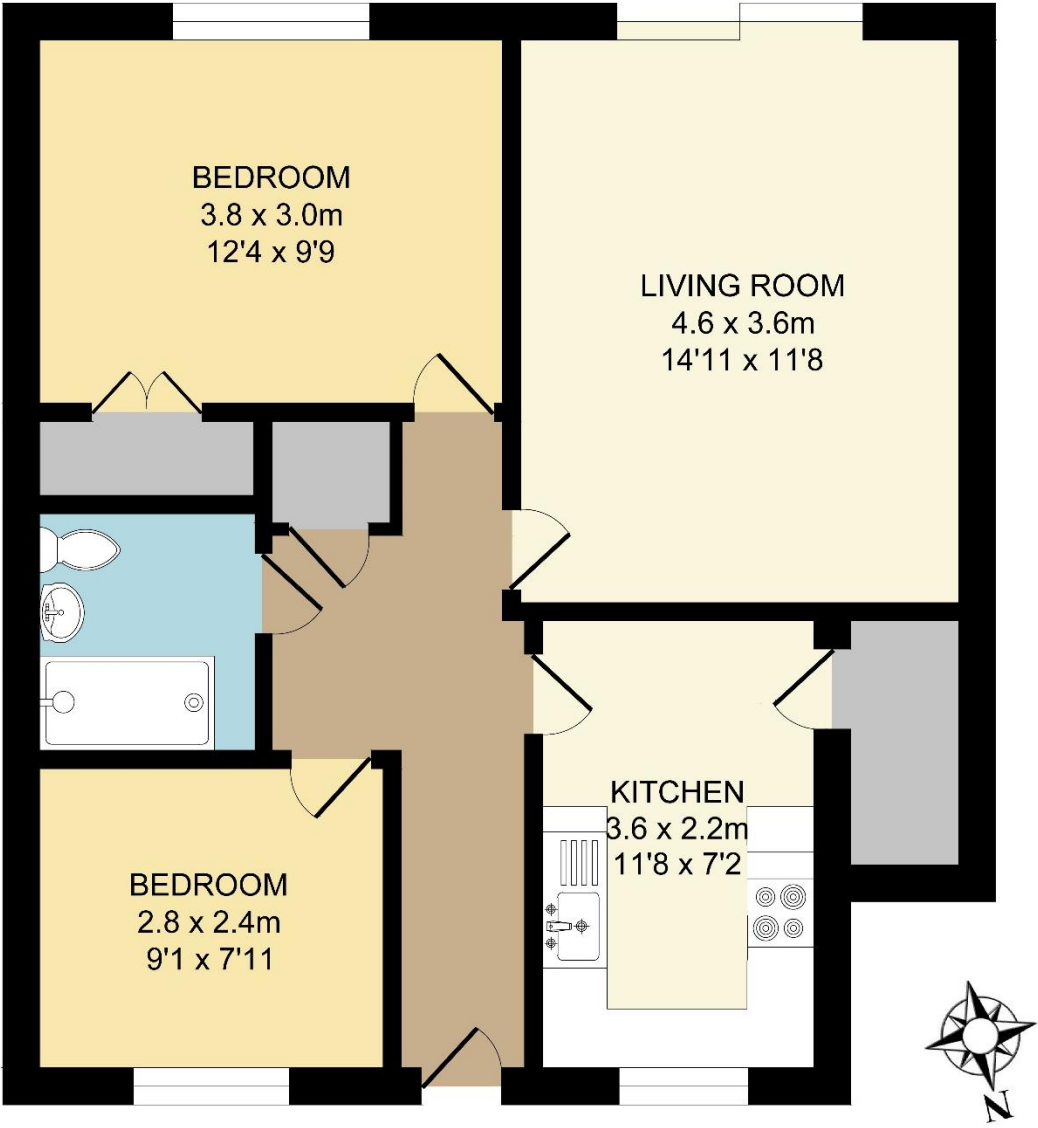
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	

**Council Tax Band:** C      **£2118.00 pa**

**Nearest Bus stop:** Bath Road      **0.1 km**

**Nearest Train station:** Woolhampton      **0.2 km**

**NOTE:** Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract



**TOTAL APPROX. FLOOR AREA 59.0 SQ.M. (635 SQ.FT.)**  
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. [www.halletts-estateagents.co.uk](http://www.halletts-estateagents.co.uk)



