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Evesham House, Battle Square, Reading

**BELVOIR!**

Guide price £250,000



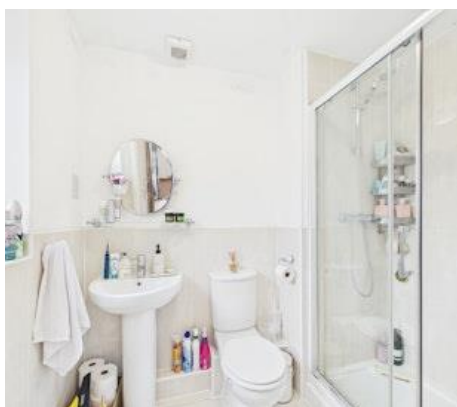
### Key Features

- > Spacious First Floor Apartment
  - > Leasehold – 111 Years Remaining
  - > Council Tax Band - D
  - > EPC Rating - TBC
- > Underground Secure Parking
  - > Lift To All Floors
  - > Telephone Entry System

Belvoir estate agents are delighted to present to the market this spacious first floor apartment located to the west of Reading situated on the sought after Battle Square development providing the ideal first time or investment purchase. In our opinion, the accommodation is presented to a very high standard and comprises an entrance hall, impressive open plan kitchen/living room, bathroom and two large double bedrooms the main boasting an ensuite shower room and built in wardrobes.

Further features include, telephone entry system, lift to all floors, secure underground parking with allocated space and additional visitor parking whilst outside there are communal gardens and park area.





Internal viewing is highly recommended .

LEASE REMAINING: 111 YEARS

SERVICE CHARGE : £3203 PER ANNUM

GROUND RENT : £400 PER ANNUM

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards



Contact us today to arrange a viewing...

**BELVOIR!**

[www.belvoir.co.uk](http://www.belvoir.co.uk)

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