



Elm Park, , Reading, RG30 2HU

£179,995

Walmsley

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Walmsley Estate Agency are pleased to offer to the market this modern first floor apartment located to the West of Reading, in the popular development of Elm Park. The property provides easy access to local amenities, Prospect Park, and the local train station. The accommodation comprises entrance hallway, sitting/dining room, modern kitchen, bathroom, and a double bedroom. Externally the property benefits from parking. Viewing recommended. No onward chain.

EPC rating C,  
Council tax rating B.  
Length of lease 125 years from 01 January 1999.; approximately 100 years remaining  
Service charge £1440.  
Ground rent £150 rising to £300.

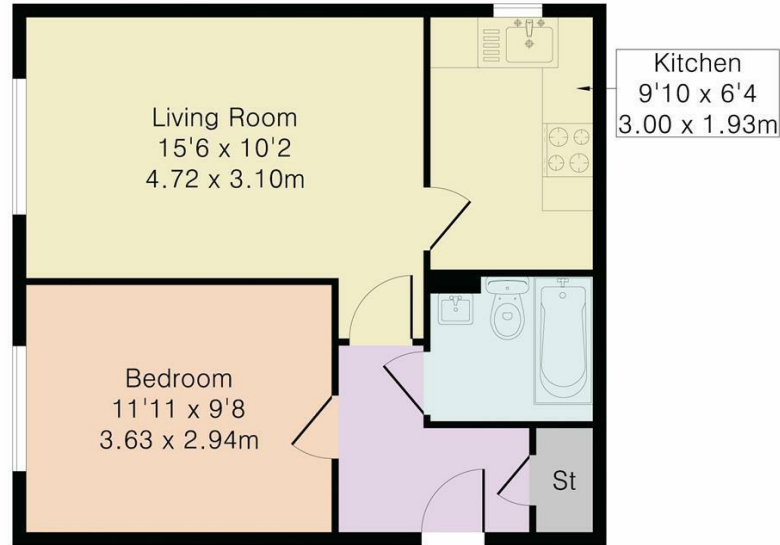
### Tenure - Leasehold



- Modern development
- Close to local amenities
- Close to station
- First floor apartment
- Parking
- No onward chain



Approximate Gross Internal Area 431 sq ft – 40 sq m



Second Floor



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

