



Garden Mews, Westcote Road, Reading, RG30 2HD

£225,000



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Walmsley Estate Agency are pleased to offer to the market this modern two bedroom first floor apartment, situated in a quiet residential setting, within close walking distance to Reading West train station as well as Reading Town Centre. The accommodation comprises of two double bedrooms, lounge/dining room, kitchen and bathroom with shower. Further benefits of this property include allocated parking space and communal gardens.

- \* Length of original lease 125 years from 01 June 1999; approximately 100 years remaining.
- \* Ground rent is currently £100. This does rise in November of this year (2024) to £200 and thereafter every 25 years it doubles to a maximum of £1600.
- \* Service charge £2132.96 pa.
- \* Council tax band C.
- \* EPC - C.

<https://moverly.com/sale/XFCeQE5WMLfVwgRTmT2FGR/view>

### Tenure - Leasehold





- Modern apartment
- First floor
- Walking distance of town centre and station
- Two double bedrooms
- Allocated parking
- Communal gardens



### Ground Floor

Approx. 55.0 sq. metres (592.4 sq. feet)



Total area: approx. 55.0 sq. metres (592.4 sq. feet)

This floorplan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan produced by Prominent Plans.  
Plan produced using PlanUp.

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.

