



Garden Mews, Westcote Road, Reading, RG30 2HD

£200,000

Walmsley



## Garden Mews, Westcote Road, Reading, RG30 2HD

This spacious first-floor apartment is ideally located within walking distance of Reading West train station and Reading Town Centre. Offering two double bedrooms, a bright lounge/dining room, and a well-equipped kitchen, this property provides a comfortable and convenient living space. Additional benefits include allocated parking and access to communal gardens, making this a great opportunity for first-time buyers or investors.

Lease: 100 years remaining

Ground rent: £100 (rising to £200 in November 2024, doubling every 25 years to a maximum of £1,600)

Service charge: £2,132.96 per year

Council tax band: C | EPC rating: 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

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### 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.



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