



Lima Court, Bath Road, Reading, RG1 6NF

£259,950

Walmsley

Lima Court, Bath Road, Reading, RG1 6NF

Walmsley Estate Agency are pleased to offer to the market this first floor, well-maintained, bright and spacious two-bedroom duplex maisonette. This property is located in a popular development on the outskirts of Reading Town Centre. Internally, it features a private entrance, a generously sized sitting room, dining area, a separate modern kitchen with integrated hob and oven, and two double bedrooms complemented by a modern bathroom. Additional advantages include residents parking and a garage.

For commuters, the property is conveniently situated approximately a mile from Reading Train Station, providing direct links to London Paddington in just over 25 minutes. It is also well-connected to the Elizabeth Line (Crossrail), which connects Reading to the City of London.

Length of lease: 999 years; 958 years remaining.

Service charge annual payment £1,130

Council tax band C.

EPC rating C.

<https://moverly.com/sale/Jm3g4cYphzH5VMblAUy83e/view>

Tenure - Leasehold





- No Onward Chain
- Duplex Apartment
- Well Presented
- Modern Kitchen and Bathroom
- Two Bedrooms
- Garage

 2
  1
  2
  C

RESIDENTIAL SALES • LETTINGS • PROPERTY MANAGEMENT • NEW HOMES

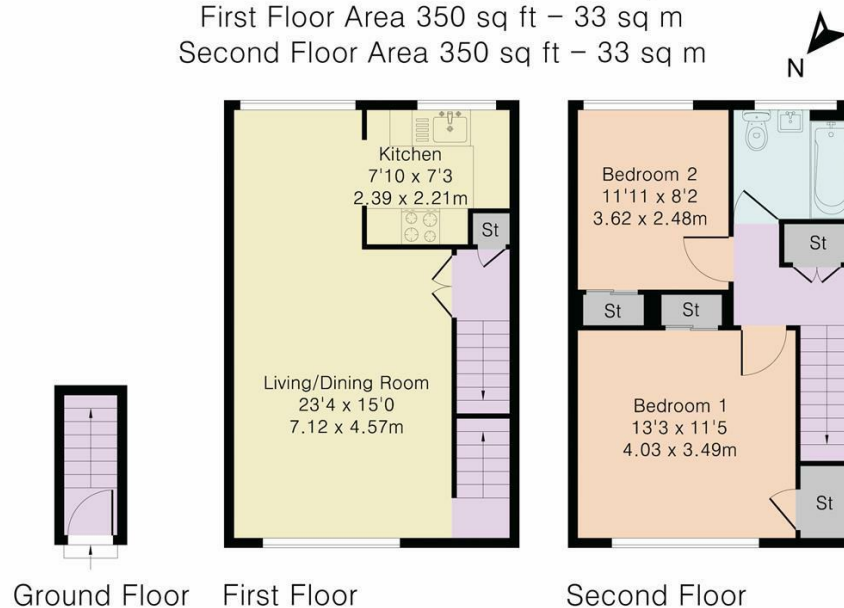


Approximate Gross Internal Area 722 sq ft - 68 sq m

Ground Floor Area 22 sq ft – 2 sq m

First Floor Area 350 sq ft – 33 sq m

Second Floor Area 350 sq ft – 33 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

Walmsley