



Salisbury Road, Reading, Berkshire, RG30 1BL

£195,000

Walmsley

Salisbury Road, Reading, Berkshire, RG30 1BL

An extremely well-presented ground floor maisonette, conveniently located to the west of Reading town centre, with under 0.2 miles from Reading Station. The accommodation comprises living room, a modern kitchen (with integrated hob, oven, extractor, microwave and wooden counter tops), a modern shower room, a double bedroom (with fitted wardrobes) and a fully enclosed lean-to, an ideal additional dry storage space for pushbikes, potting plants or drying washing. Externally the property benefits from direct access to communal garden. Further benefits of this property include radiator central heating and no onward chain. Permit parking.

WILL BE SOLD WITH THE BENEFIT OF A LEASE EXTENSION

Salisbury Road is close to nearby transport links, under a mile away from Reading town centre and within short walking distance of Reading West shops; which offer a wide range of services and amenities, catering for everyday essentials.

* The original and current lease term is 99 years from 1987; 61 years remaining.

* There are no service charges.

Tenure - Leasehold



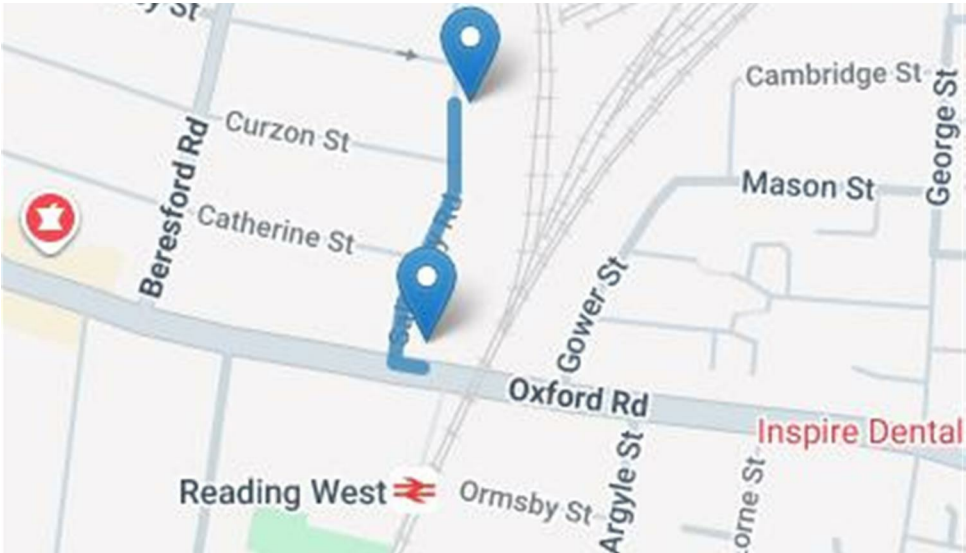


- Close proximity to Reading West Station
- Under 1 mile from Reading town centre
- Excellent presentation
- Lease to be extended
- Modern kitchen and shower room
- Communal garden



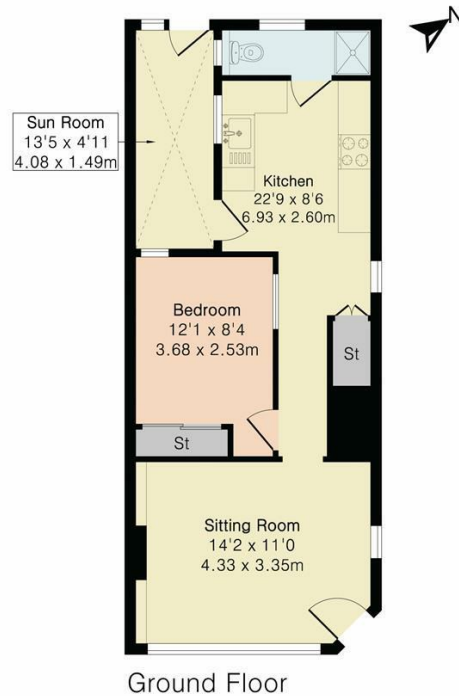
RESIDENTIAL SALES • LETTINGS • PROPERTY MANAGEMENT • NEW HOMES







Approximate Gross Internal Area 524 sq ft - 49 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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