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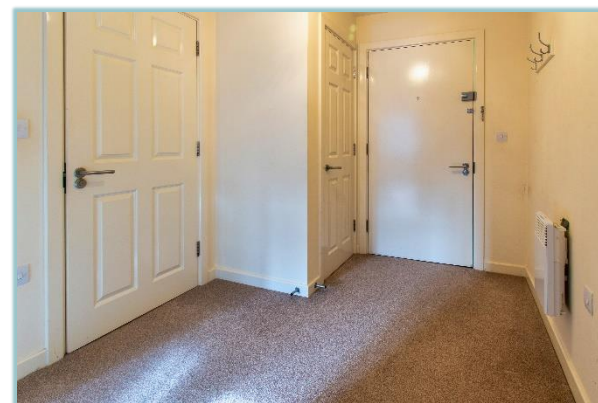
**50 Gabriels Square, Lower Earley, Reading, RG6 3WP - Price £190,000**

Smart ground-floor apartment | Well situated for access to motorway network | Not far from amenities and the new Shinfield studios and business parks | Lease to be extended upon completion

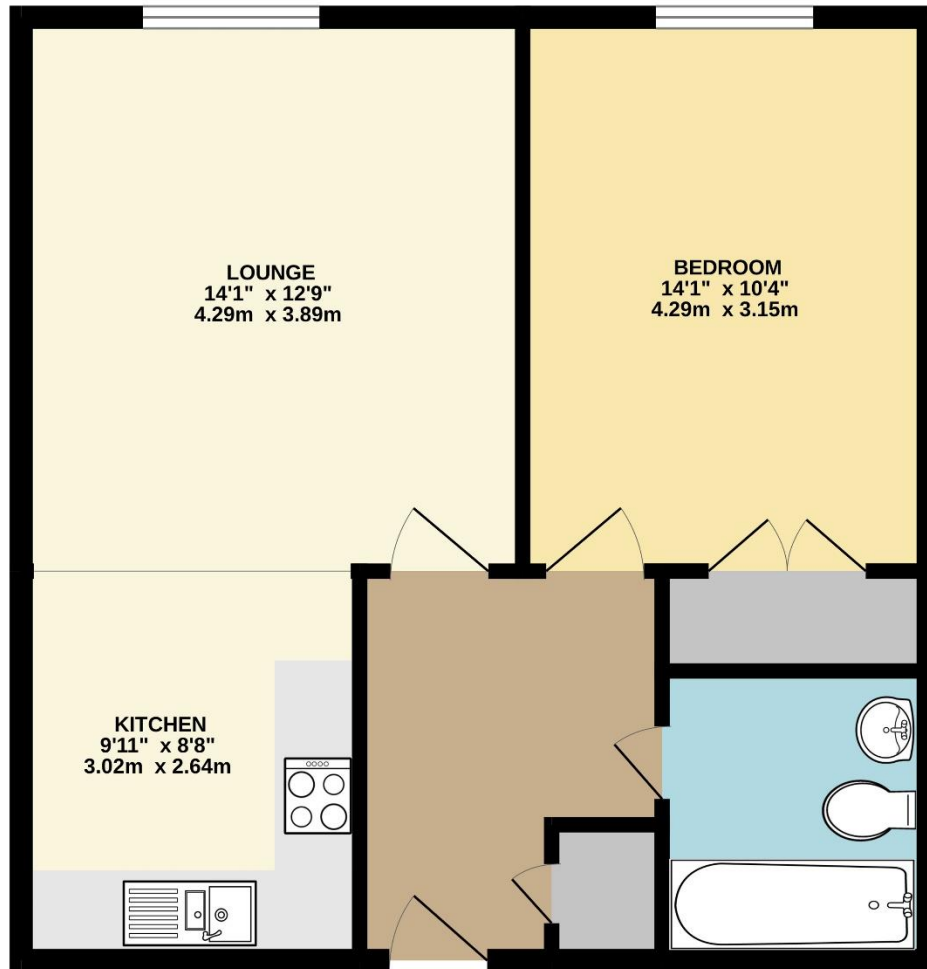




**Double bedroom, lounge opening to fitted kitchen, bathroom, allocated parking space, double glazed windows, electric heating, no onward chain.**



## GROUND FLOOR APARTMENT 556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 556 sq.ft. (51.6 sq.m.) approx.

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.  
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A well-presented ground-floor apartment in one of the more modern parts of the Lower Earley development. The property is being sold with no onward chain and would make an excellent first-time purchase, buy-to-let or a property to downsize to.

Gabriels Square is set on the edge of Lower Earley, providing swift access to either Junction 10 or Junction 11 of the M4, where there is also the A33 south towards Basingstoke.

There are local shopping facilities available at Maiden Place, with more extensive amenities at the Asda and Marks & Spencer complexes where there is also a leisure centre.

Bus services in Lower Earley provide access into Reading town centre, where the main line railway station has services to Paddington, Waterloo, the Elizabeth Line, and other parts of the country.

**Tenure:** Leasehold. Term – Currently 99 years from 1<sup>st</sup> April 2005. We are advised by the sellers that there is no ground rent payable. It is proposed that the lease will be extended upon completion to 990 years from 1st April 2005 with a peppercorn ground rent. Service Charge for period 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025 - £178.09 per month.

**EER:** C77 **Council Tax:** B

The Ofcom website provides information about broadband availability and mobile networks.

Services: All mains services are believed to be connected.

**IMPORTANT NOTICE:** We have endeavoured to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. Distances are 'as the crow flies'. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Martin & Pole may, at your request, recommend to you a mortgage advisor or solicitor. The mortgage advisor may pay us a referral fee. The value of this fee can vary. We do not receive a referral fee from the solicitor.

**For further information or an appointment to view please contact our Earley branch on:**

**0118 926 4422 or [earley@martinpole.co.uk](mailto:earley@martinpole.co.uk)**



16 The Parade  
Silverdale Road  
Earley Reading  
RG6 7NZ  
T: 0118 926 4422  
e@martinpole.co.uk

Associated Offices:  
Wallis House  
27 Broad Street  
Wokingham RG40 1AU  
T: 0118 978 0777  
w@martinpole.co.uk

The Auction House  
Milton Road  
Wokingham  
RG40 1DB  
T: 0118 979 0460  
a@martinpole.co.uk

Fine & Country  
Wallis House  
27 Broad Street  
Wokingham RG40 1AU  
T: 0118 989 4499  
wokingham@fineandcountry.com

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