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**Flat 3, 16 Western Elms Avenue, Reading, Berkshire, RG30 2AN**  
**Guide Price £190,000 Leasehold**

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Residential Sales & Lettings



- No Onward Chain
- Spacious En-suite
- Light and Airy Living Room
- Allocated Residents Parking
- Gas Fired Central Heating from Combi Boiler
- 1 Bedroom Apartment
- Fitted Kitchen with all appliances included
- Separate WC
- Communal Garden
- Extended Lease with No Ground Rent

A unique and well looked after 'no chain' Apartment occupying the front of a characterful period property, situated on the first floor on the tree lined Western Elms Avenue. Approx. One level mile to the west of central Reading - hence circa a 15 minute walk. Reading West Train Station (Reading Mainline, Paddington), along with numerous bus services, are all within 5 minutes walk together with a range of parks, shops, cafes, supermarkets, gyms, pubs, restaurants and takeaways, all being within striking distance.

Approached via a gravel driveway providing allocated parking to residents and rear aspect communal gardens, a communal door with intercom entry system opens to a communal hall, with stairs rising to the first floor with front door to access the property. Fabulous high ceilings and large sash windows throughout, promoting charm and great natural light. The entrance hall has doors to bedroom 1 which is benefitted by the spacious shower room en-suite with UPVC double glazed sash window, the separate fitted kitchen and front aspect living room. The home benefits from a separate WC and is complemented further by gas fired central heating to radiators via 'combi' boiler located in the kitchen as well as original sash in living room and bedroom.

The chance to buy such a well located and looked after property is extremely rare, hence an early viewing is strongly advised. To arrange a viewing or for any further information, please contact Sansome & George Estate Agents.

**LEASEHOLD INFORMATION (as advised by seller):-**

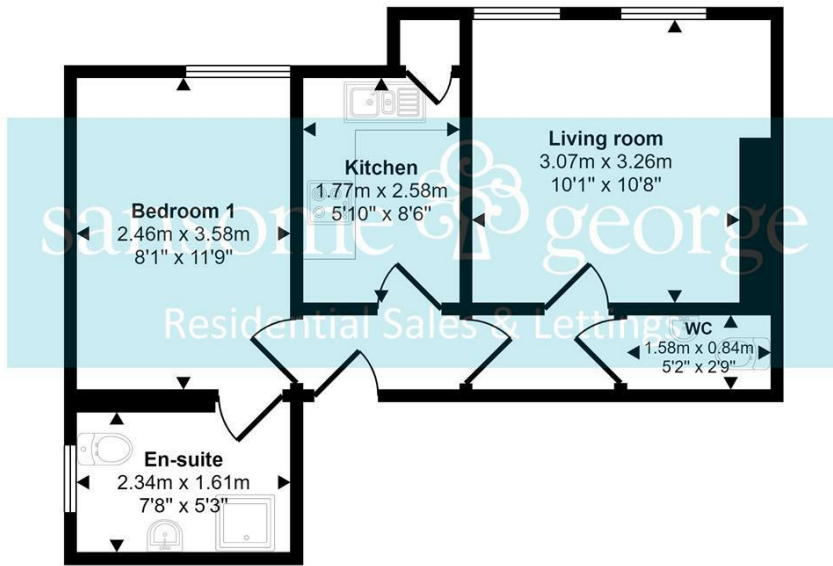
Lease Term:- 176 years remaining

Ground Rent:- nil

Service Charge:- Approx. £1800 per annum ( 2 bi-annual payments circa £900) to include Buildings Insurance.

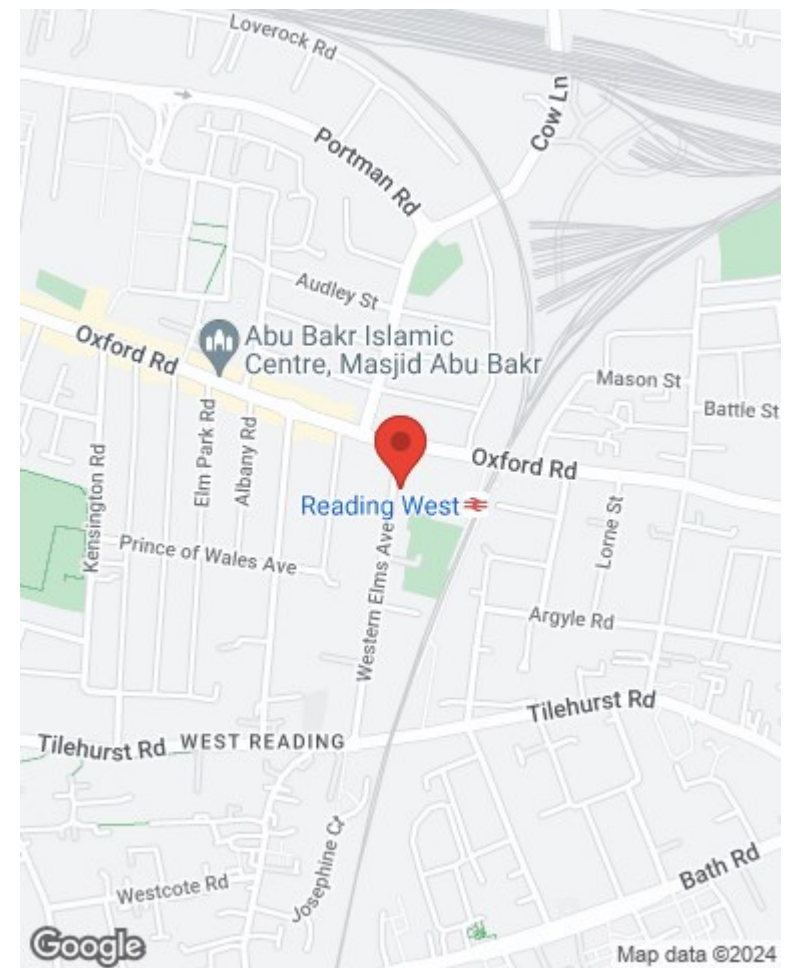


Approx Gross Internal Area  
36 sq m / 382 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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