



sansome  george

23 Walkers Place, Reading, Berkshire, RG30 2RY
Guide Price £200,000 Leasehold

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Residential Sales & Lettings

- Purpose built Ground Floor Apartment
- Communal Maintained Gardens
- Communal Entrance with telephone entry system
- Fitted Kitchen
- 3 piece Bathroom including Shower over Bath
- Allocated Parking and additional Visitor Parking
- Tucked away development yet close to amenities
- 15' Living Room
- 2 'double' Bedrooms
- UPVC double glazing & electric heating

Tucked away in a favoured pocket development approximately 2 miles to the west of Readings vibrant Town Centre is this purpose built Ground Floor Apartment with allocated Parking. This ideal location is within 1 mile of a range of services and amenities to include Prospect Park and Kensington Recreation Ground, Reading West Train Station (London Paddington, Reading Mainline, Basingstoke, Theale, Newbury), frequent Bus Services as well as Shops, Supermarkets, Restaurants and Gyms as well as the A4 Bath Road giving simple access to both junctions 11 & 12 of the M4 Motorway being a simple commute by car.

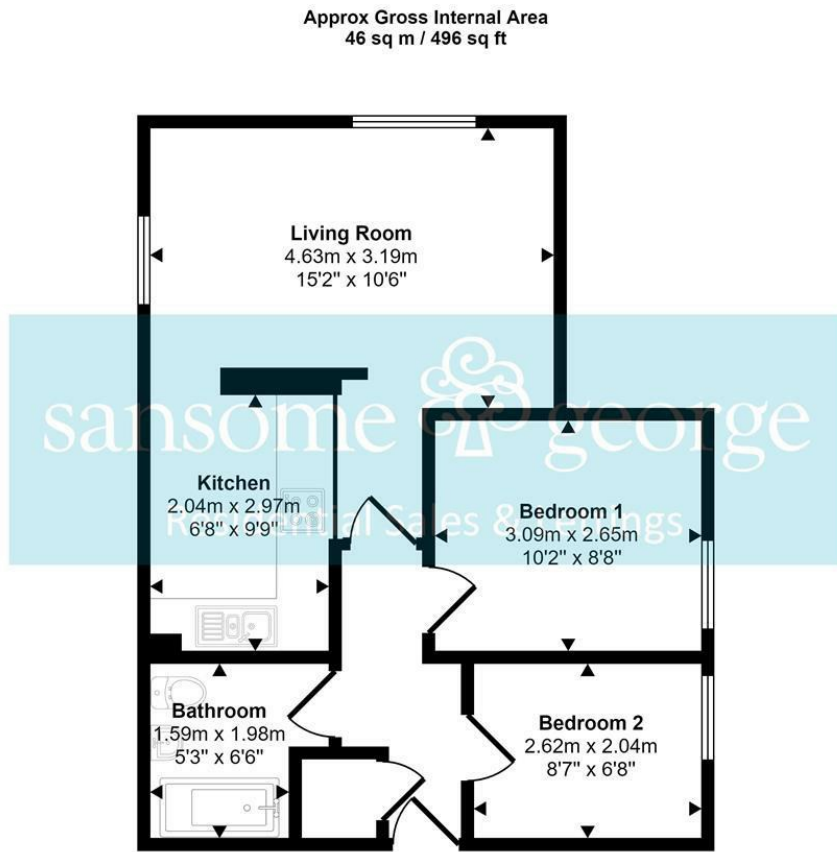
Approached via steps down to covered Porch housing security telephone entrance system to communal entrance. Internal accommodation comprises of Entrance Hall with built in storage / airing cupboard, a naturally light front aspect 15' Living Room arches open to Kitchen with built in electric oven and hob. The two 'Double' Bedrooms, (Bedroom one with built in storage cupboard) are serviced by a three piece Bathroom suite. The property benefits further from one allocated parking bay to the front plus additional Visitors Parking and well maintained Communal Grounds.

Ideal for both first time or investment buyers strong early interest is expected in this sensibly priced property. For further information or to arrange a viewing please call (0118) 942 1500.

LEASEHOLD INFORMATION:-

Lease Term:- 125 years (90 years remaining)
 Ground Rent:- N/A
 Service/Maintenance Charges:- £1375.80 Per Annum





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		59	68
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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