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Flat 32, Englefield House Moulford Mews, Reading, Berkshire, RG30 1ET
Offers In Excess Of £215,000 Leasehold

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Residential Sales & Lettings

- Stunning 2nd Floor Apartment
- Modern Fitted Kitchen
- Three Piece Bathroom
- Gas Radiator Central Heating
- Undercroft Secure Allocated Parking

- Two Double Bedrooms
- Open Plan Living Room
- En-suite Shower Room To Bedroom 1
- UPVC Double Glazing
- Communal Garden

Moulsford Mews forms part of the popular Battle Square development which was built in 2013 and ideally located within close proximity of a Tesco Extra 24 hour supermarket. It is also an easy walk to a wealth of amenities which include a varied of range shops, cafes, restaurants/takeaways and pubs, as well as a number of regular bus services being available. Battle Square gardens, along with gyms, the Battle library, Kensington recreation ground and the Rivermead sport/leisure complex along with the river Thames with meadows and promenade are all close by. The train station Reading West is a short walk and Reading's vibrant town centre is just over 1 mile to the east hence a reasonable walk.

With telecom entry system and lift access, this beautifully presented property is ideally positioned on the 2nd floor with a favoured outlook over the residents courtyard gardens behind. The front door opens to a central entrance hall with built in storage (including airing cupboard housing pressurized unvented hot water system) and doors to all rooms. These comprise of 15' open plan living room, 10' fitted kitchen including integrated oven and hob, 2 separate 'double' bedrooms both featuring built in wardrobes whilst bedroom 1 offers fitted En-suite shower room, bathroom with heated towel rail and thermostatic mixer Shower over bath with glazed shower screen. Other notable features include UPVC double glazing, gas fired central heating to radiators, secure undercroft allocated parking space, bicycle storage area also with refuse/recycling areas.

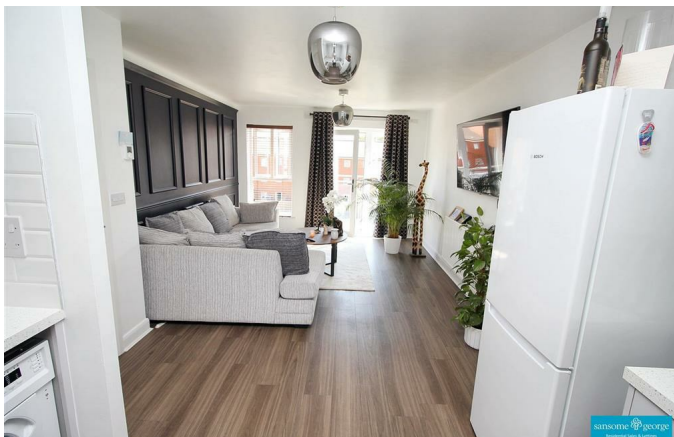
This beautifully presented and well maintained example must be seen to be appreciated and would make an ideal first time purchase or an attractive 'turn key' Buy-to-Let investment with an anticipated monthly rental of approximately £1400 per calendar month. For more information or to arrange a viewing appointment, please contact Sansome & George Estate Agents.

Leasehold Information:-

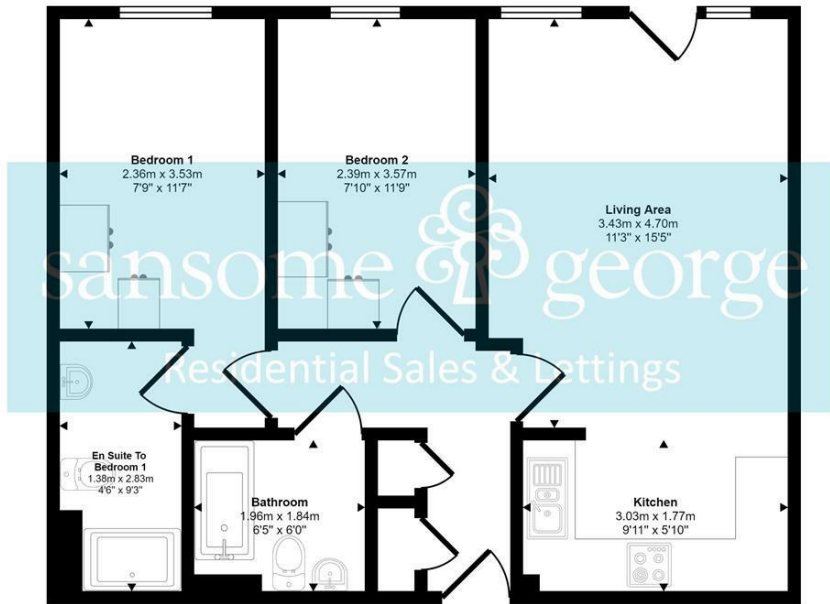
Lease Term:- Lease Term:- 125 years from 2013 (113 years remaining).

Ground Rent/Service/Maintenance Charges:- Currently £341.66 per month to include buildings Insurance.

Reading Borough Council - Band C



Approx Gross Internal Area
55 sq m / 594 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	83	83
			England & Wales
			EU Directive 2002/91/EC

Misrepresentation and Misdescriptions Acts

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