



**1C Kensington Road, Reading, RG30 2SZ**  
**£200,000 Leasehold**

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Residential Sales & Lettings

- Self Contained Ground Floor Maisonette
- Open Plan Living Area With Fitted Kitchen
- Rear Aspect Shower Room
- Independent Electric Heating & Hot Water
- Easy To Adapt To Suit Specific Access Requirements

- Conveniently Located Within Yards Of All Amenities
- 2 Double Bedrooms
- UPVC Double Glazing
- Access to Loft Storage Space
- Ideal First Time Buy, Investment Purchase Or Downsize

This unique entirely self contained Maisonette is ideally located being within yards of a wealth of amenities. Kensington Park, Tesco Extra and Battle Library plus a range of shops, gyms, cafes, pubs and restaurants are all within minutes level walk. Frequent bus services operate 30 meters away and Reading West Train station is under 10 minute walk. Reading town centre is under 2 miles to the east.

Accessed directly from the road, the front door opens to a spacious living space with fitted modern kitchen and doors to rear aspect shower room and 2 separate double bedrooms. The property is completed by UPVC double glazing throughout, electric heating and access to loft storage space.

This individual home is an ideal for first time buyers, an attractive buy-to-let opportunity, or as a practical down-size purchase. Likewise, being on one level, could easily be adapted to suit any mobility requirements. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Leasehold Information:-

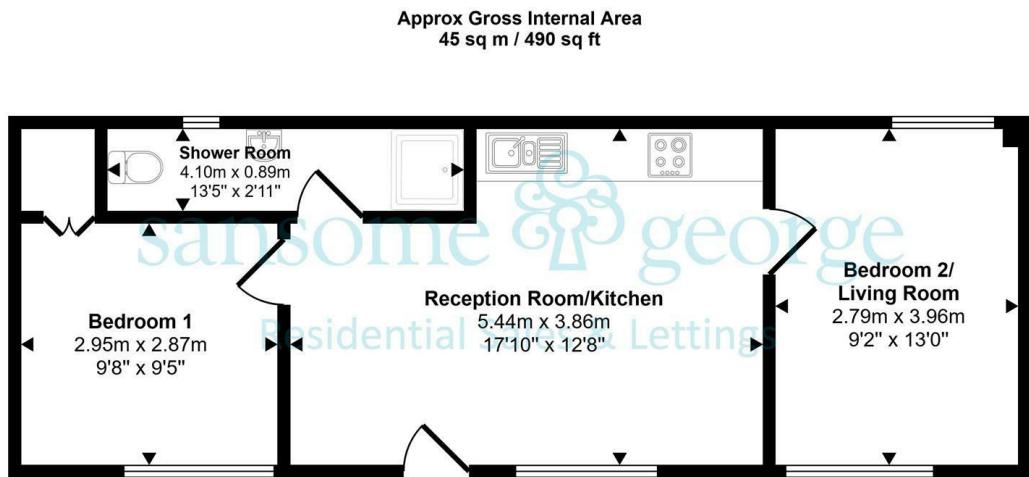
Lease Term:- 106 years remaining

Ground Rent:- £100 per annum

Service/Maintenance Charges:- £289 per annum for buildings insurance

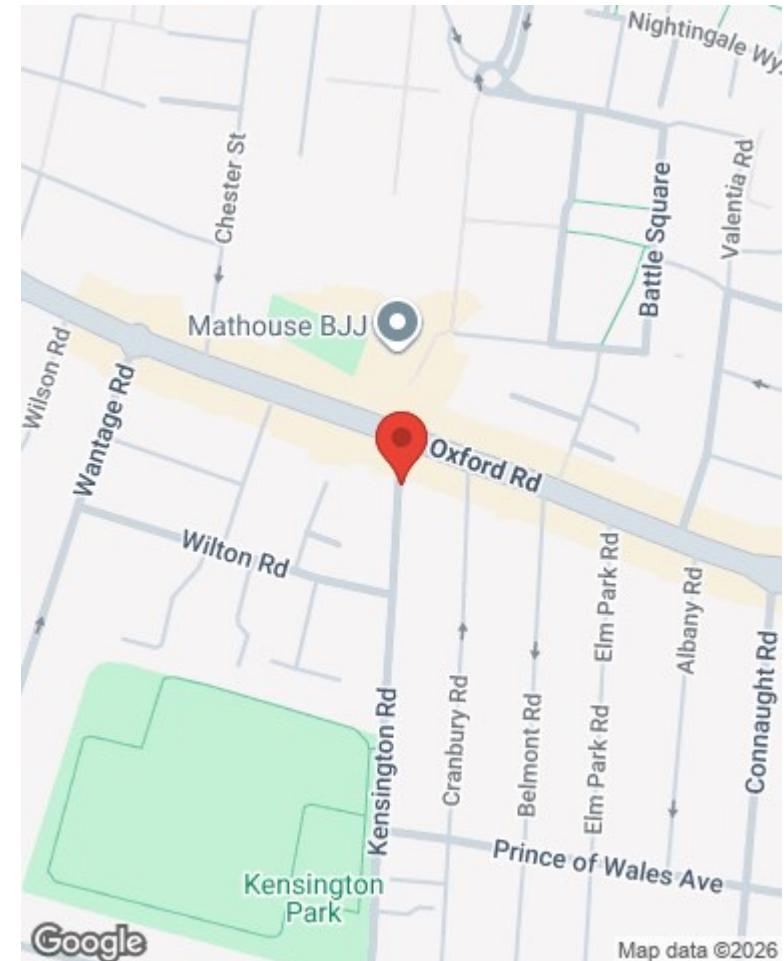
Reading Borough Council - Band C





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		

Misrepresentation and Misdescriptions Acts

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