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**36, Winslet Place Oxford Road, Reading, Berkshire, RG30 1EN**  
**£200,000 Leasehold**

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Residential Sales & Lettings

- Second Floor Apartment
- 17' Living Room with south facing 'Juliet' balcony
- 2 'double' Bedrooms
- UPVC double glazing, electric heating, pressurised hot water system
- Maintained Residents Communal Gardens
- No 'Onward Chain' complications
- Rear aspect fitted Kitchen
- 3 piece Bathroom including shower over bath
- Allocated parking bay for 1 vehicle
- Ideally located with good transport links and amenities

Built in 2001, Winset Place is purpose built development ideally located on the borders of West Reading and the suburb of Tilehurst hence within 1 mile of both Tilehurst and Reading West Train Stations as well as being within minutes walk of a 24 hour bus service into Reading Town Centre which is approximately 2 miles away. Other amenities close by include 24 hour Gym, 'The Atrium' sports, health and social club, Reading Retail Park, Post Office and Chemist as well as a wealth of local convenience Shops, Pubs, Restaurants and Take Aways.

Approached via Residents Parking Area with one allocated bay associated to the property, the Communal Entrance with Telephone Entry System has stairs rising to the second floor Floor where the property is located to the front of the building. The front door opens to an Entrance Hall with a useful large airing cupboard housing pressurised hot water cylinder and also has doors to 2 'double' bedrooms and a three piece which includes shower over bath. The spacious Living Room features a 'juliet' balcony with opening french doors boasting a southerly aspect exaggerating natural light. A door from the Living Room leads to a separate rear aspect Kitchen which is fitted with ample units and integrated electric oven and hob, appliance space for fridge/freezer and plumbing for automatic washing machine. The property is further complemented by UPVC double glazed windows and independent electric heating and sits in well maintained communal grounds for the shared use of residents.

Offered to the market with the added advantage of no 'Onward Chain' the property is of particular interest to First Time Buyers or Investment purchasers alike with a potential monthly rental income of circa £1200 per calendar month. To discuss the property in more detail or to arrange a viewing appointment at your earliest convenience , please contact West & Central Reading Office on (0118) 958 3333

Lease Term: 125 years from 01/04/2000 (circa 101 years remaining).

Ground Rent:- £150 per annum.

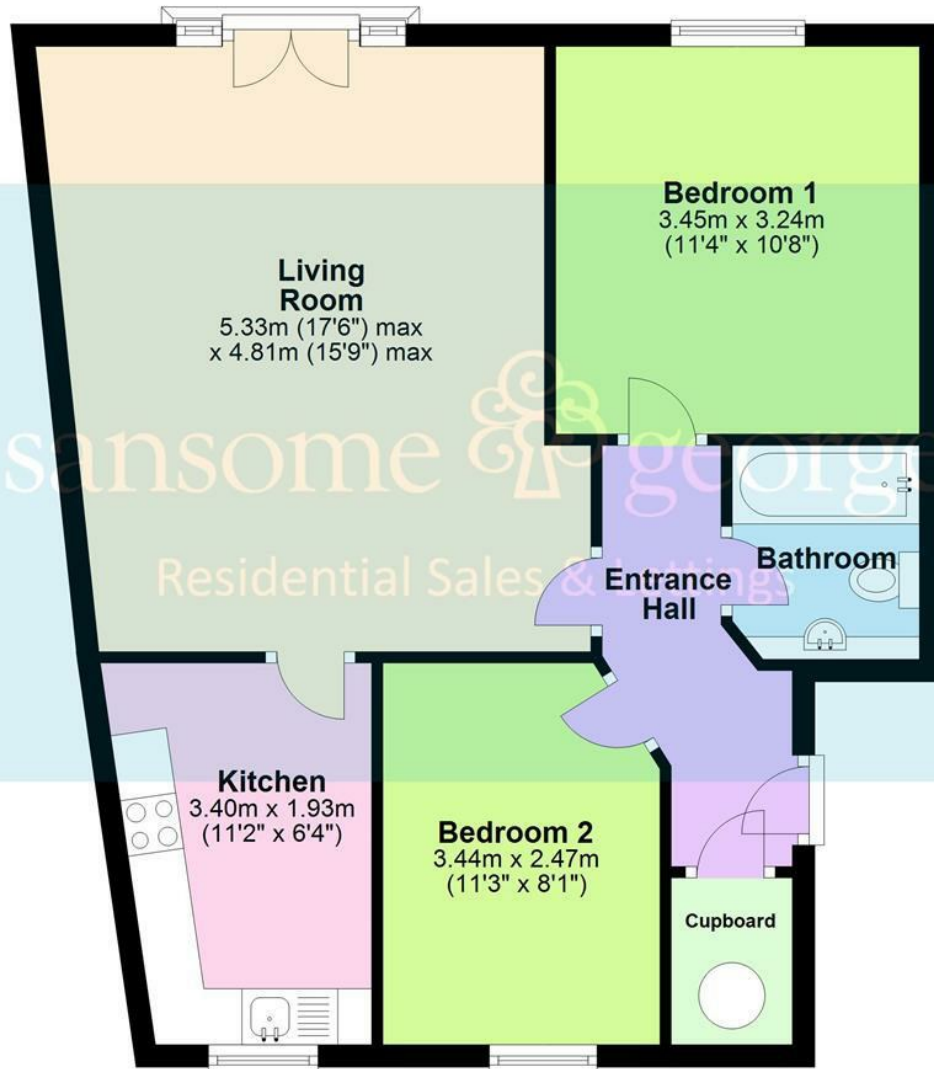
Service / Maintenance Charges:- Approx. £2200 per annum to include Buildings Insurance.

Reading Borough Council - Band C



## Second Floor

Approx. 61.8 sq. metres (664.8 sq. feet)



Total area: approx. 61.8 sq. metres (664.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74	80

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

### Misrepresentation and Misdescriptions Acts

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