



sansome george

**Flat 4, 116 Connaught Road, Reading, Berkshire, RG30 2UF**  
**Guide Price £215,000 Share of Freehold**

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Residential Sales & Lettings

- Charming & Unique Conversion Apartment
- Communal Entrance Hall, Laundry Room & Private Secure Store
- Retains Character Features Throughout
- Modern Fitted Kitchen
- Side Aspect 3 Piece Bathroom With Shower Over Bath
- First Floor Position
- Westerly Aspect Communal Garden With Patio Area
- Dual Aspect Living Area
- 2 Double Bedrooms
- UPVC Double Glazing, GRCH Via 'Combi' Boiler (n/t)

This characterful and unique first floor apartment enjoys a favourable position on a well regarded road approximately 1 mile to the west of Reading town center and conveniently within close proximity to Reading West train station, regular bus services, plus a host of other local amenities. With the added advantage of the Share of the Freehold, this desirable home retains original features to include high ceilings and original exposed floorboards.

Being 1 of just 4 apartments converted within this attractive Victorian detached house, this charming home boasts is approached via the original front door which accesses a communal entrance hall, which in turn, gives access to a laundry room shared by residents, a secure and sizable storage cupboard, along with a door leading to the patio area and communal garden. Stairs lead to the first floor and to the front door to the property. Internally, a central hallway with decorative wood panelling gives access to all rooms including double aspect living room with fitted kitchen which includes integrated oven and hob, a side aspect Bathroom with white suite and mixer shower over bath and heated towel rail. Both bedrooms can accommodate double beds with bedroom 2 boasting a feature painted exposed brick fireplace. Further benefits of this property include gas fired central heating to radiators via modern combination boiler and UPVC double glazed windows.

Outside, to the rear of the property, the garden is shared with other residents and includes a paved patio with BBQ area and pergola with steps down to lawn with flower shrub beds, all boasting predominantly westerly aspect and enclosed by wooden fencing with a path to the side of the property, giving handy access to the frontage which sits behind the original Victorian brick wall.

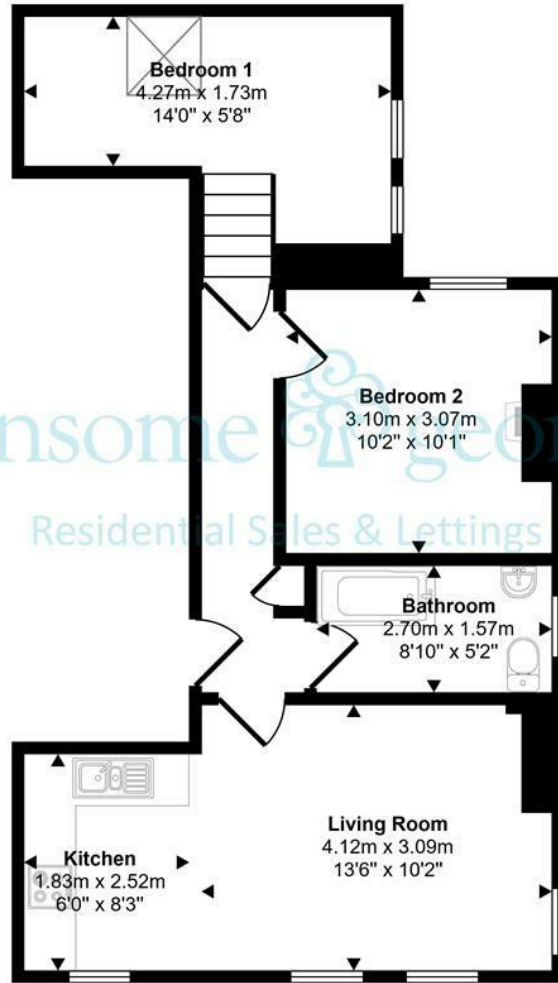
For more information or to arrange a viewing appointment please contact Sansome & George Estate Agents at your earliest convenience.

Leasehold Information:-  
 Lease Term:- (31/1/2024 to 23/6/2984) circa 960 years from 31/1/2024 - Share of Freehold  
 Maintenance Charge:- £80 per month (to include buildings insurance and shared use of laundry room)

Reading Borough Council - Band B

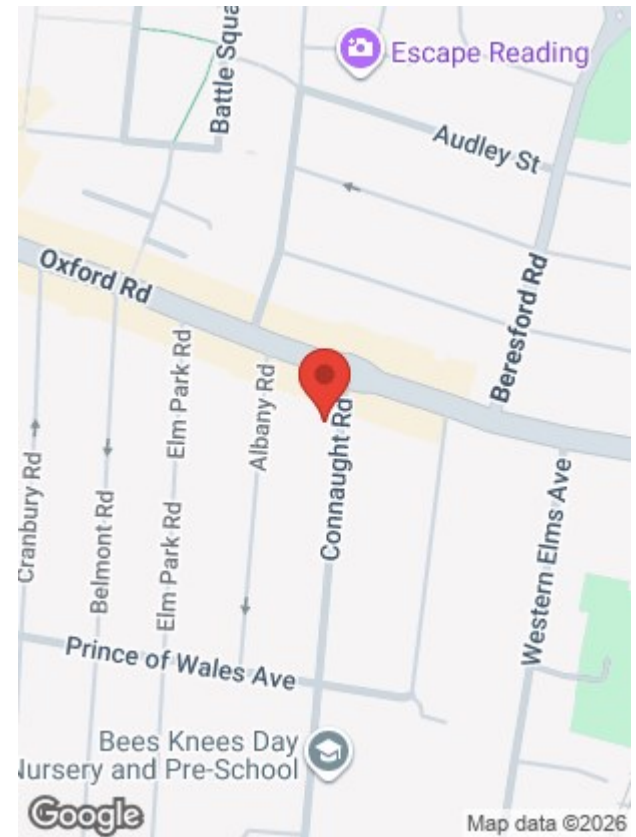


Approx Gross Internal Area  
48 sq m / 522 sq ft



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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	60	73
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