



22, Garden Mews Westcote Road, Reading, Berkshire, RG30 2HD  
£240,000 Leasehold

- Purpose Built First Floor Apartment
- Exclusive Development Located Close To Amenities
- Gas Radiator Central Heating (New Bolier Jan 2025)
- Allocated Parking Space Plus Visitor Parking
- 2 Well Proportioned Bedrooms

- Constructed in 1999 by Hicks Developments
- Delightful Southerly Aspect Gardens, Bicycle Store & Refuse Area
- New Double Glazed Sash Windows (Jan 2026)
- Dual Aspect Living Room Open Plan To Kitchen
- Bathroom With Shower Over Bath

Situated in a small, sought after purpose built development constructed by Hicks Developments in 1999, this desirable apartment is ideally located between the tree lined Westcote Road and the no-thru road Parkhouse Lane, giving great access to the A4 Bath Road, Prospect Park, numerous regular bus services and Reading West train station, all conveniently being within approximately 6 minutes walk. Being approximately 1.5 miles west of Reading town centre, other local amenities nearby include a range of shops, schools, cafes, gyms, supermarkets, pubs and restaurants.

Set in established 'tucked away' leafy surroundings and enjoying a first floor position, the property is accessed via a communal hallway shared by 9 other apartments with intercom entry system, stairs rise to the first floor and the front door to the property. The entrance hall features built in storage and has doors to all rooms. These comprise of 2 bedrooms which are serviced by a 3 piece bathroom with shower over bath, and a spacious dual aspect living room which is open plan to the well appointed fitted kitchen with side aspect window and integrated oven and hob. Well presented throughout, other general notable features include gas fired central heating to radiators (new boiler Jan 2025) and UPVC double glazed sash style windows (installed Jan 2026).

Outside, the well maintained grounds to the development are for the shared use of residents and include bicycle storage, refuse area, enclosed lawned gardens with a predominantly southerly aspect, and an allocated parking space plus additional visitor spaces in the block paved parking area.

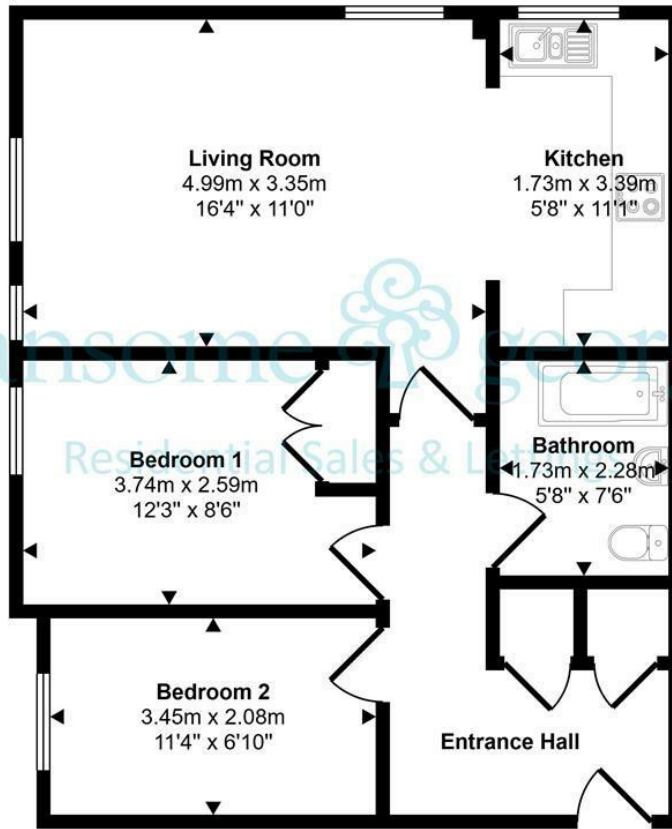
Please contact Sansome & George Estate Agents to discuss this desirable property in more detail or to schedule a viewing appointment at your earliest convenience.

Leasehold Information:-  
 Lease Term:- 125 years from November 1999  
 Ground Rent:- £200 per annum  
 Maintenance/Service Charges:- £2230.00 per annum

Reading Borough Council - Band C

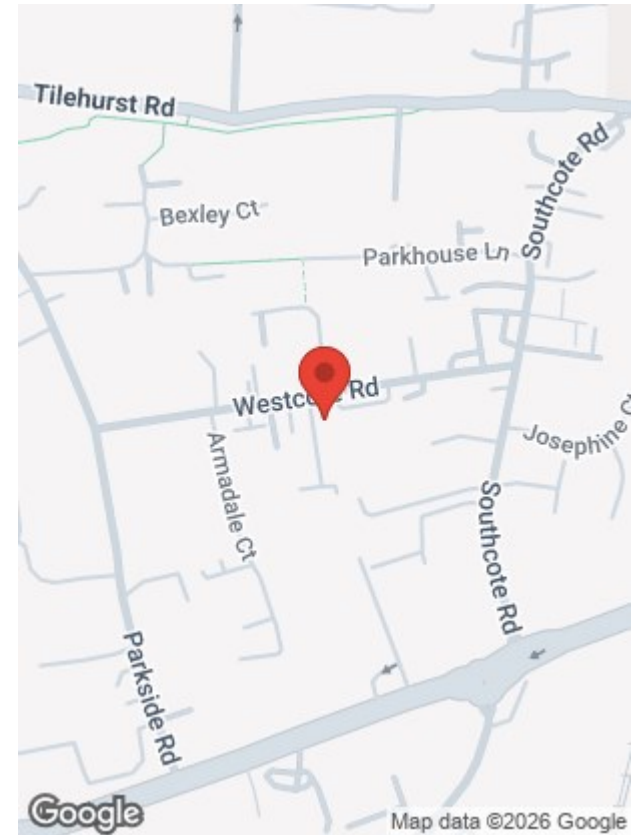


Approx Gross Internal Area  
57 sq m / 609 sq ft



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                                      |                            | 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>                  | 83                      | 83   | <b>England &amp; Wales</b> |   |           |
|   | EU Directive 2002/91/EC |  |                            | EU Directive 2002/91/EC   |           |

Misrepresentation and Misdescriptions Acts

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