

9, Chancery Mews Russell Street, Reading, RG1 7XW
£210,000 Leasehold

sansome george
Residential Sales & Lettings

- 2nd (Top) Floor Conversion Apartment
- Allocated Space Within Residents Car Park
- Castle Hill/Russell Street Conversation Area
- Spacious Living Room With Fireplace
- New Extended Lease
- No 'Onward Chain' Complications
- Well Tended Communal Grounds
- Character Appeal Throughout
- Generous Kitchen/Diner
- Fully Tiled 3 Piece Bathroom





Situated within the Castle Hill/Russell Street Conservation Area and offered to the market with the added advantage of no 'onward chain' complications, this second (top) floor conversion apartment enjoys spacious, bright and characterful accommodation. Ideally located close to Reading's vibrant Town Centre including 'The Oracle' and Mainline Train Station (London Paddington 27 mins), which is 1 mile away - hence circa 20 minute walk. In the immediate vicinity, a Tesco Express and M&S Simply Food stores are conveniently under 2 a minute walk and numerous regular services operate at the end of Russell Street, the A329 and A4 Bath Road linking to the M4 Motorway are both under 2 mins drive.

The property is approached via the original front door with telephone entry system which opens to a communal hallway, where stairs rise to the second floor and the private front door to the apartment. This opens to a central entrance hall with built in storage cupboard and doors to bathroom, bedroom and living room. The charming rear aspect living room features an original cast iron fireplace and adjoins the spacious front aspect kitchen, which is well appointed with ample fitted storage and also has space for a dining table. The spacious front aspect bedroom is also serviced by the separate side aspect bathroom which is fully tiled and has a white suite to include a shower over the bath. A gas fired combination boiler located in the kitchen provides central heating to radiators and hot water on demand.

Outside, the home is further complemented by well tended communal gardens to include an enclosed area to the rear of the property and a second area of lawn to the rear of the development next to the residents' car park, where there is 1 parking space allocated to the property plus a residents' refuse area.

Please contact Sansome & George to discuss this delightful property in more detail or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band C

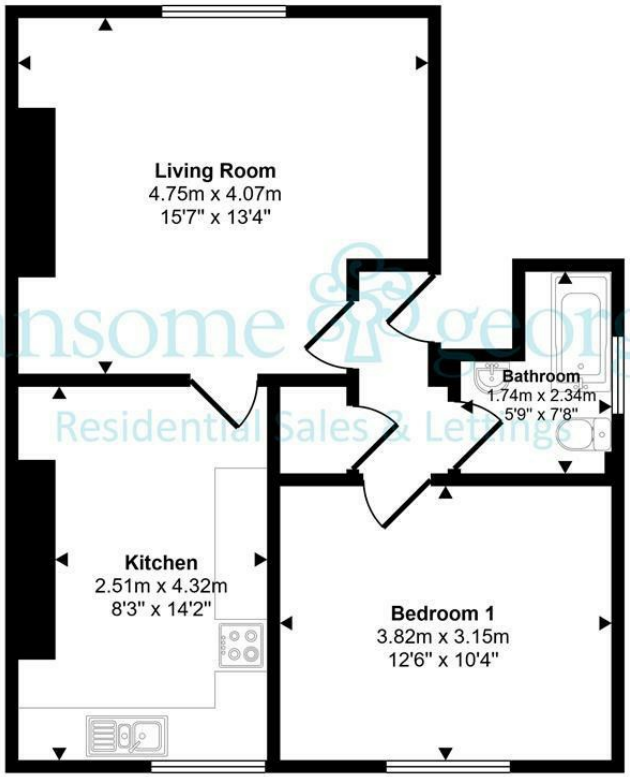
Leasehold Information:-
Lease Term:- 150 years from 2026
Ground Rent:- Nil (£0)
Maintenance/Service Charges:- £1,716 (04/2026 to 04/2027)





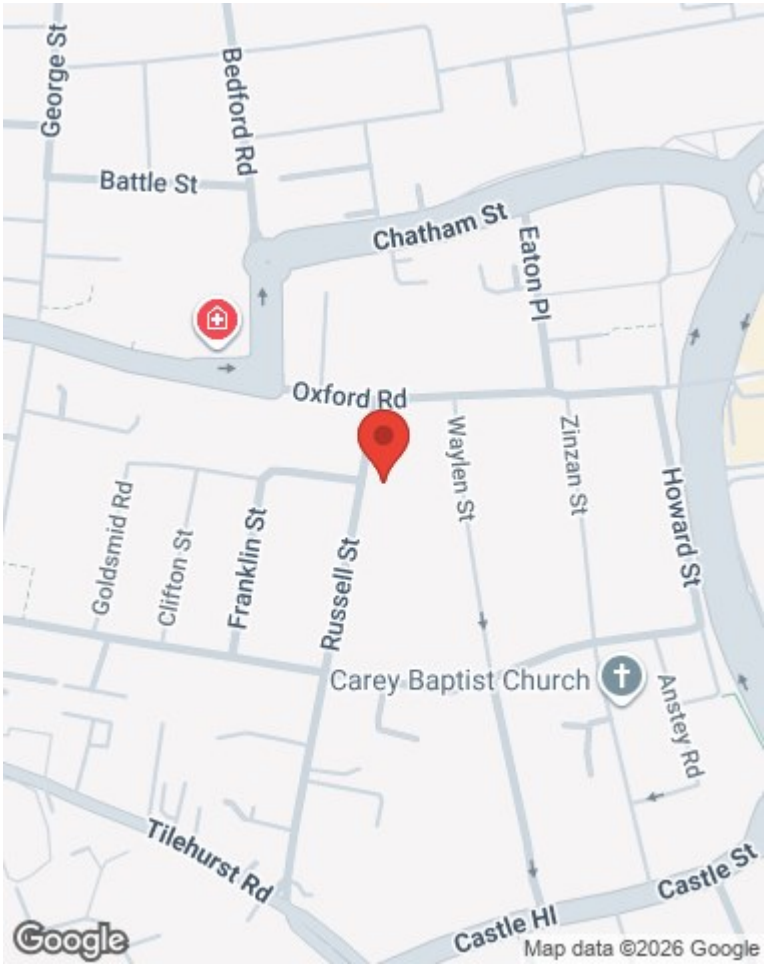


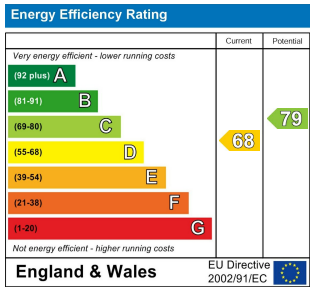
Approx Gross Internal Area
51 sq m / 551 sq ft

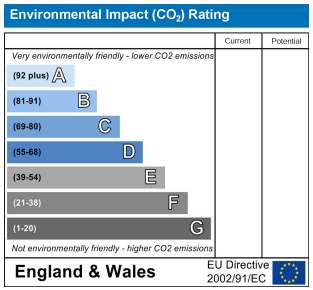


Floorplan

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.







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