



23 Sweet Briar Drive, Calcot, Reading, Berkshire, RG31 7AD
Guide Price £200,000 Leasehold

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Residential Sales & Lettings

- Purpose Built Ground Floor Maisonette
- Extended Lease Assigned To New Owner
- Versatile Insulated Summer House/Studio
- Living Room With French Doors To Garden
- Fully Tiled Bathroom

- 'Closed Chain' Situation
- Larger Than Average South Facing Private Garden
- Allocated Parking
- Modern Fitted Kitchen
- UPVC Double Glazing & GRCH (n/t)

This purpose built Maisonette is located in the desirable 'Beansheaf' area of Calcot hence within minutes commute via the nearby A4 Bath Road to junction 12 of the M4 just minutes away or Reading town centre which is under 3 miles to the east. Linea Park is located at the foot of the cul-de-sac and regular bus services plus local shops and Calcot Retail Park with 24 hour Gym, Sainsbury's and Ikea all within minutes walk.

Offered to the market with a 'closed chain' above, the property is suited to either owner occupation, or would make a sensible 'Buy-to-Let' investment purchase. Complemented by a larger than average and well tended private rear garden which boasts a predominantly southerly aspect and features a useful and versatile insulated Summer House/Studio/Workshop with light and power.

The front door opens to a central entrance hall with built in storage cupboard and doors to all rooms. These comprise of a dual aspect living room with French doors to garden, bedroom with built in cupboard, front aspect modern fitted kitchen with breakfast bar and a fully tiled bathroom with white three piece suite including shower over bath. The property is further enhanced by UPVC double glazing throughout and central heating to radiators via gas fired 'combi' boiler.

Another added bonus to a new owner is that the lease will be extended by 90 years when assigned to a new owner upon completion. This will then give 177 years on the remaining lease term and a fixed annual ground rent of £250.

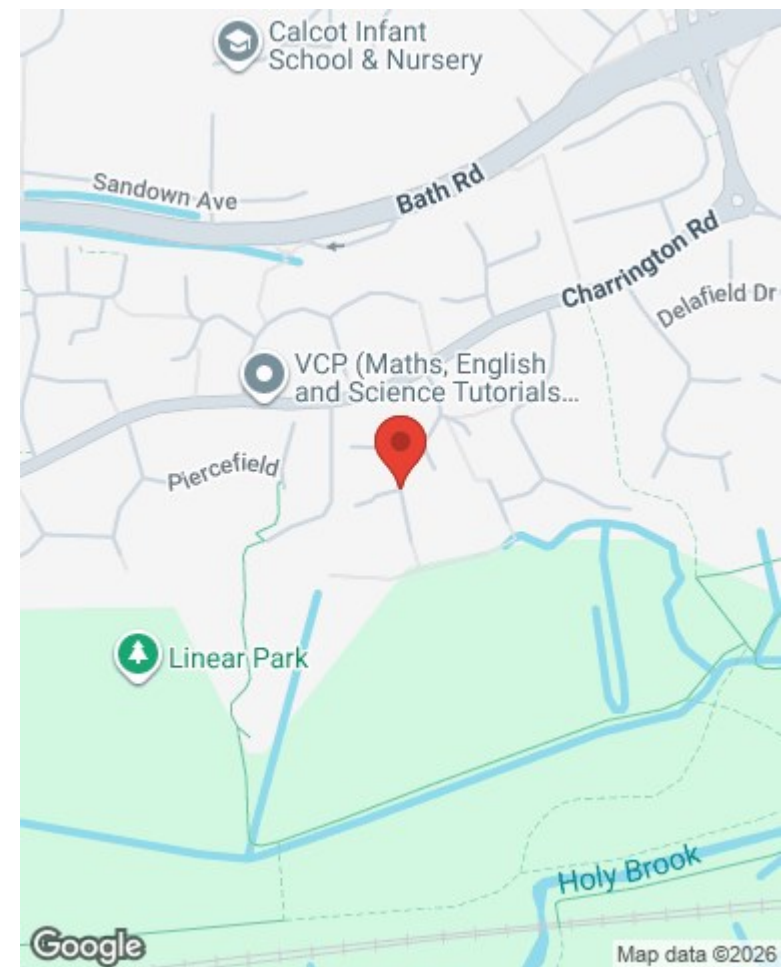
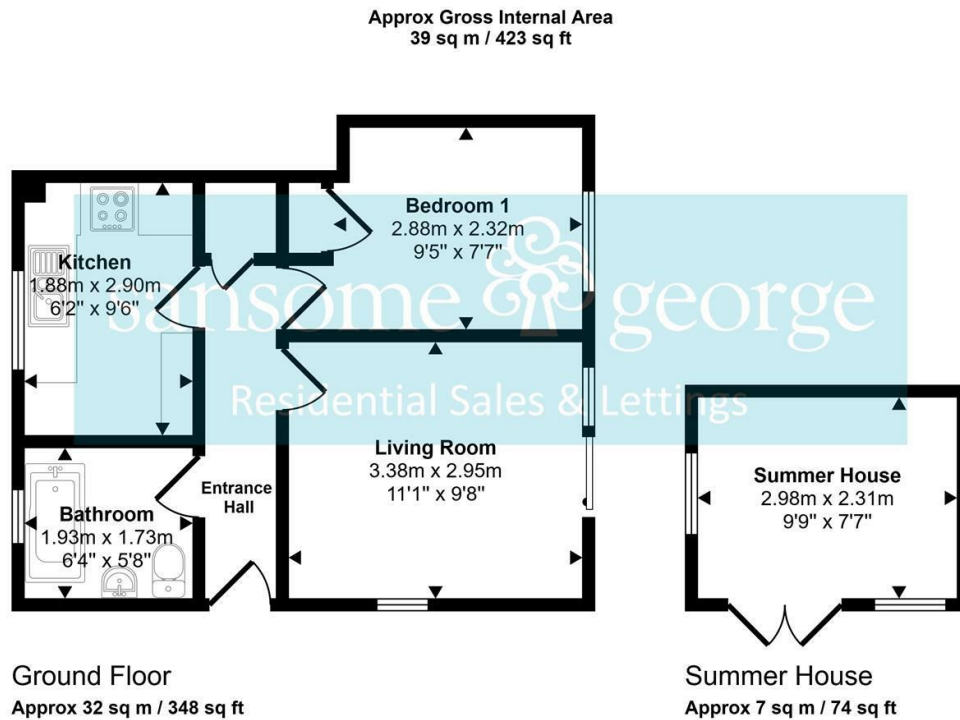
To discuss this property in more detail or to arrange a viewing appointment at your earliest convenience, please contact Sansome & George Estate Agents.

West Berkshire Council - Band B

Leasehold Information:-

Lease Term:- 177 years remaining (assigned upon completion)
 Ground Rent:- £250 per annum fixed and capped upon completion)
 Service/Maintenance Charges:- Nil





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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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