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Wellington House Basingstoke Road

Belvoir



Guide price £170,000.00

This well-presented and modern one-bedroom first-floor apartment offers bright, contemporary accommodation and would make an excellent first-time purchase, investment opportunity or convenient low-maintenance home.

The accommodation is centred around a spacious open-plan kitchen, dining and living area, providing a sociable and versatile space for both everyday living and entertaining. The kitchen is modern in design with a good range of fitted units and worktop space, flowing naturally into the dining and lounge areas.

The property benefits from a good-sized double bedroom, with ample space for bedroom furniture, together with a particularly generous bathroom. The apartment is presented in good decorative order throughout and is ready for a new owner to move into and enjoy.

Externally, the property benefits from one allocated parking space and lots of communal parking spaces.

The apartment has approximately 120 years remaining on the lease, with an annual maintenance/service charge of approximately £1,140.11. Buyers should confirm all leasehold information and charges through their solicitor as part of the conveyancing process.

Location

Wellington House is situated in Riseley, a popular village location south of Reading,

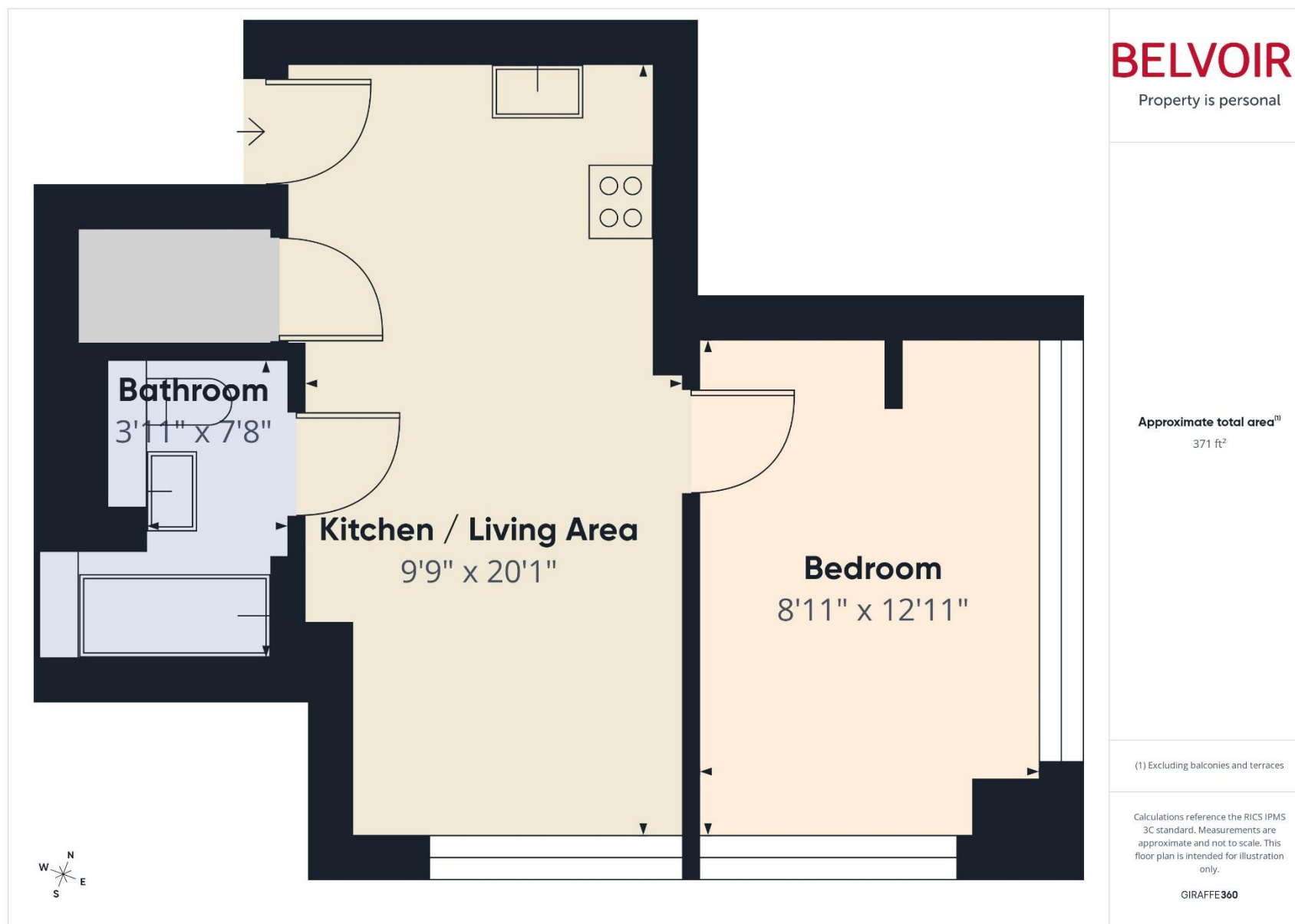
offering a balance of semi-rural surroundings with convenient access to the wider Reading, Wokingham and Basingstoke areas.

Riseley provides a strong village community and is well positioned for access to local amenities in the surrounding villages and towns. The location is particularly convenient for commuters, with good road connections towards Reading, Wokingham and Basingstoke, as well as access to the M4 motorway network. Nearby countryside provides a variety of walking routes and recreational opportunities, while a wider selection of shopping, leisure and transport facilities can be found in Reading and surrounding centres.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Juno or Rowberry Morris. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.



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