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Malyns Way, Tilehurst, Reading

Guide price £245,000

**BELVOIR!**

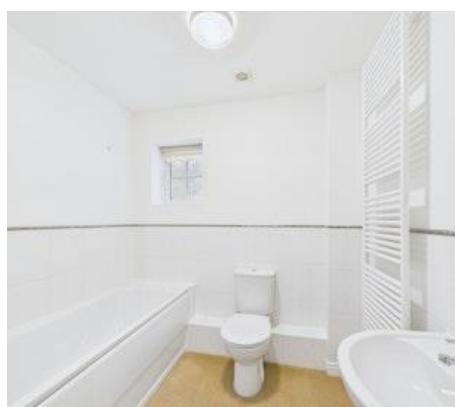
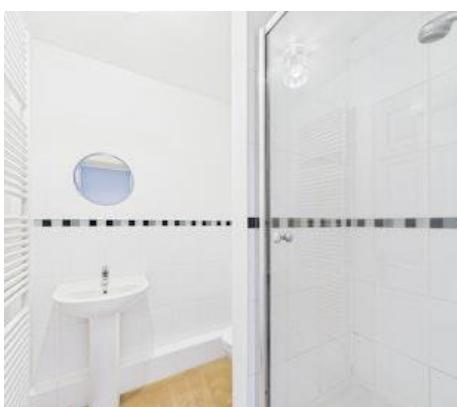


## Key Features

- Two Bedroom Ground Floor Apartment
- Leasehold - 104 YEARS REMAINING
- Council Tax Band - C
  - EPC Rating - C
  - Two Bathrooms
  - No Onward Chain
  - Allocated Parking Space

Belvoir Estate Agents are delighted to present to the market this spacious and well-presented ground floor apartment enjoying a sought after location with gated approach backing onto open fields. Offered For Sale with No Onward Chain the accommodation comprises of an entrance hall, large living room, fitted kitchen, two double bedrooms, the main boasting an en suite shower room and there is also a separate family bathroom.

Further features include one allocated parking space, telephone entry system, gas central heating, double glazing and very private communal gardens.



LEASE REMAINING: 104 YEARS

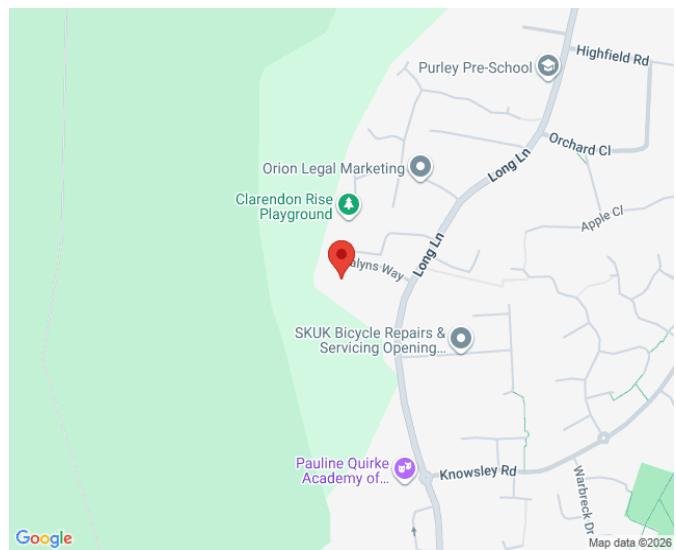
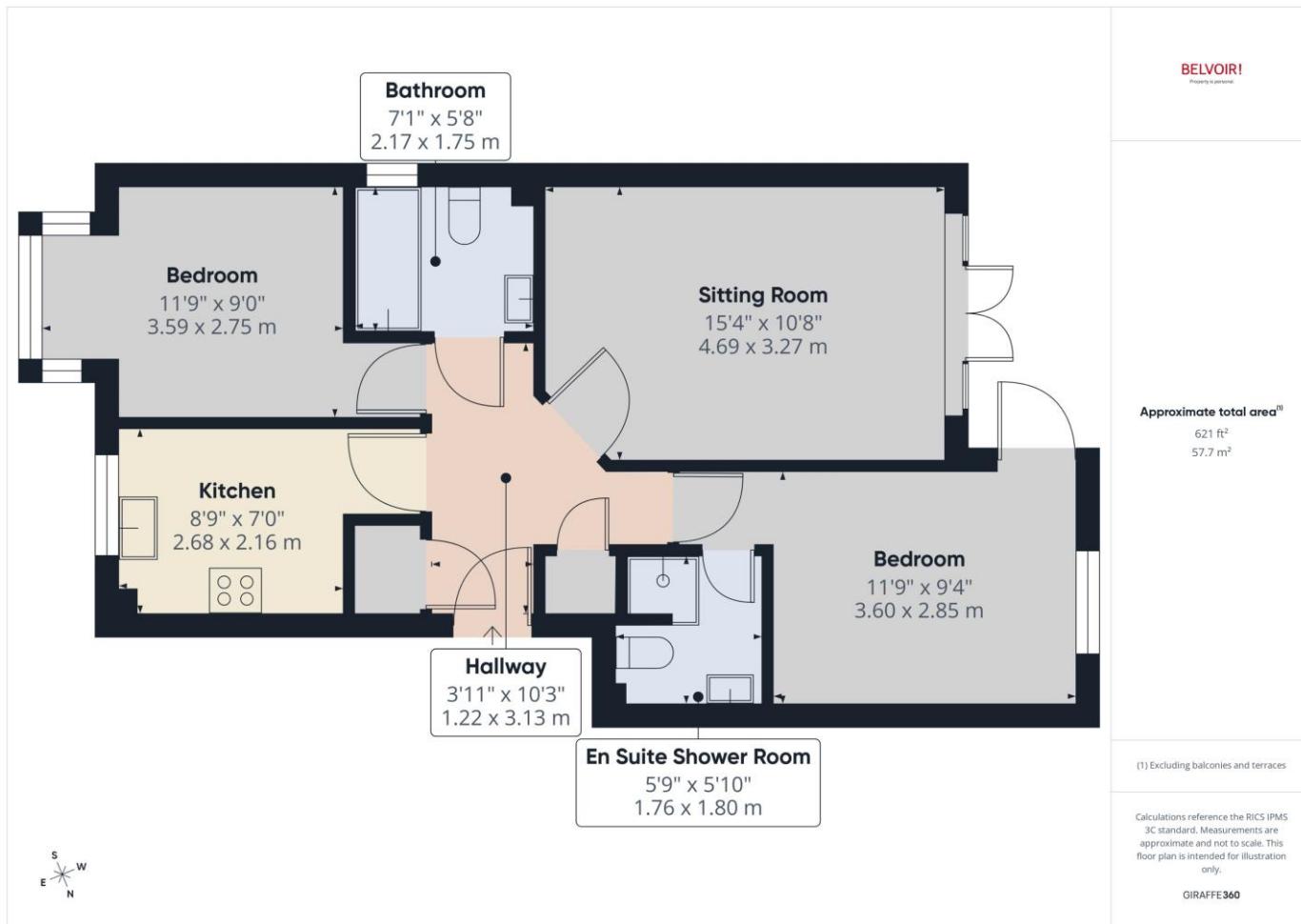
SERVICE CHARGE: £3,193.00 PER ANNUM

GROUND RENT: £200.00 PER ANNUM

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

We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. 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



Contact us today to arrange a viewing...

# BELVOIR!

[www.belvoir.co.uk](http://www.belvoir.co.uk)

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