



**Little Horse Close, Earley Reading RG6 7HL**

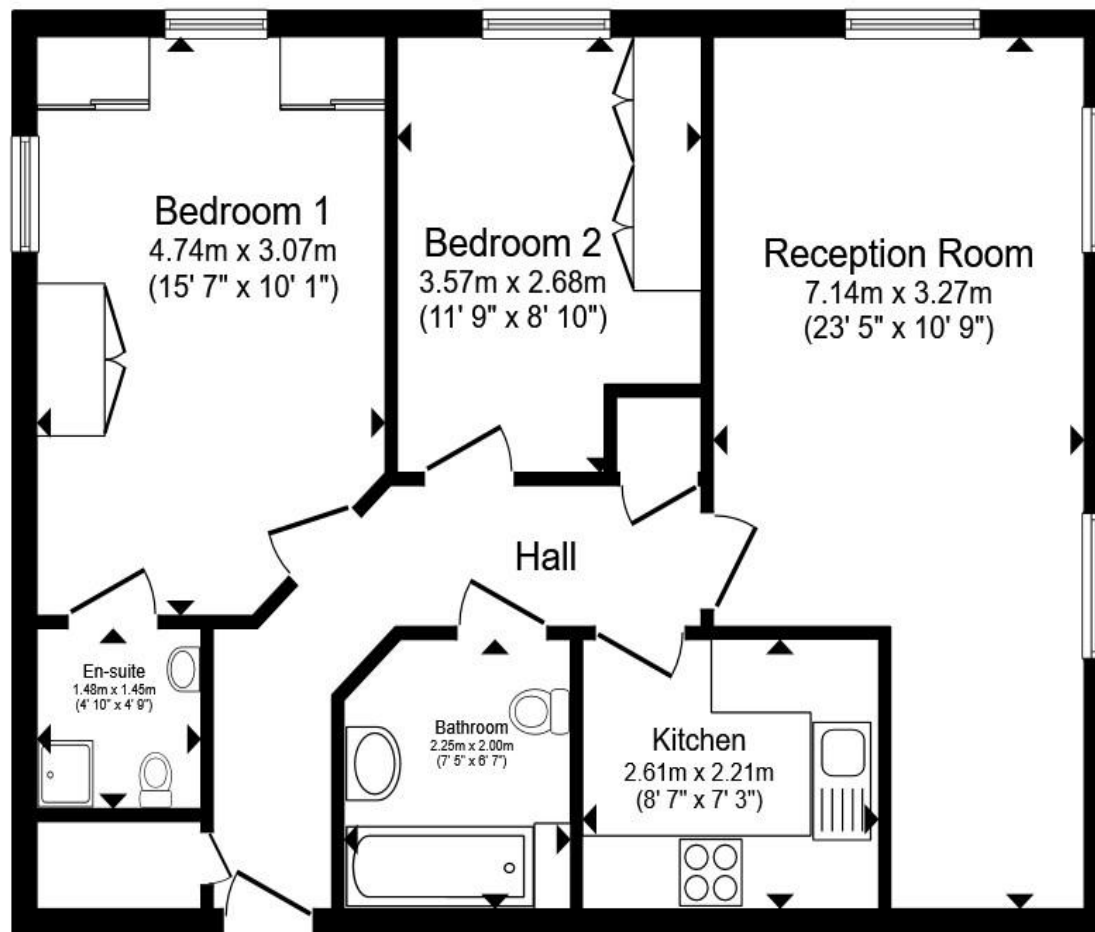


**welcome to**

## **Little Horse Close, Earley Reading**

We offer to you this lovely 2 bedroom ground floor flat a with lounge/dining room, a modern fitted kitchen, two double bedrooms with an en suite shower room and fitted wardrobes to the master bedroom and a separate bathroom. Further benefits include, gas central heating, along with allocated parking.





Total floor area 65.8 m<sup>2</sup> (708 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Entrance Hall

## Kitchen

8' 7" x 7' 3" ( 2.62m x 2.21m )

## Lounge

23' 5" x 10' 9" ( 7.14m x 3.28m )

## Bedroom One

15' 7" x 10' 1" ( 4.75m x 3.07m )

## Ensuite

## Bedroom Two

11' 9" x 8' 10" ( 3.58m x 2.69m )

## Family Bathroom

## Parking

**welcome to**

## **Little Horse Close, Earley Reading**

- Ground floor apartment.
- Long lease.
- Ensuite to master bedroom.
- Gas central heating.
- Allocated & Visitor parking.

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 1950.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Jul 2024.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£285,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [rogerplatt.co.uk/Property/LOE108799](http://rogerplatt.co.uk/Property/LOE108799)



Property Ref:  
LOE108799 - 0002

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