Coley Avenue, , Reading, RG1 6LU

£210,000

Walmsley

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Walmsley Estate Agency are pleased to offer to the market this two first floor modern apartment, situated in a popular location, close to local amenities including bus routes, shops and Reading Town Centre (approximately 1.2 miles) The property offers spacious accommodation comprising: entrance hallway, a modern white bathroom suite, two bedrooms, spacious living room/dining room and a kitchen with built in hob and oven. The property also benefits from residents parking. Viewing is recommended. No onward chain complications.

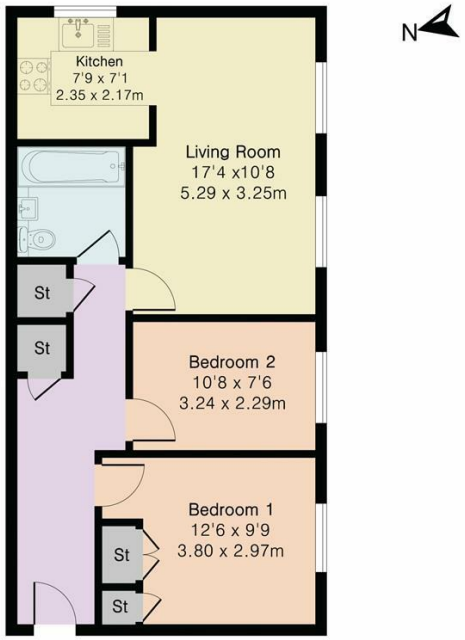
* Length of the lease: 125 years from 1997; 96 years remaining.
* Service charge £1,800 pa.
* Ground Rent peppercorn
* Council tax band C.
* EPC rating C.

Tenure - Leasehold

- Modern apartment complex
- Two bedrooms
- Radiator central heating
- No onward chain
- Council tax band C
- EPC rating C

2 1 1 C

Approximate Gross Internal Area 618 sq ft - 57 sq m



First Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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The Property Ombudsman
TDS Tenancy Deposit Scheme member

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