



**Newman House, South Stoke Road, Woodcote, Reading RG8 0PL**



***Welcome to***

**Newman House, South Stoke Road, Woodcote Reading**

A well presented basement studio apartment situated in a semi-rural road in Woodcote village between Wallingford and Reading with private parking and patio area. The basement apartment is accessed via its own entrance to the rear of the building and accommodation incorporates bedroom/living area, small kitchen, shower room. Ideal as a base this property has a small patio area for seating and use of the communal gardens in the property. Bike storage and allocated parking.





### **Personal Entrance**

### **Living/Bedroom**

14' x 13' 11" narrowing to 13' ( 4.27m x 4.24m narrowing to 3.96m )

### **Kitchen**

7' x 5' 2" ( 2.13m x 1.57m )

### **Shower Room**

### **Patio**

### **Private Parking**

### **Communal Gardens**

### **Bike Store**

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.focalagent.com](http://www.focalagent.com)

## Welcome to

### Newman House, South Stoke Road, Woodcote Reading

- Basement Studio Apartment
- Well Presented Throughout
- Private Parking and Patio
- Communal Garden and Bike Shed
- No Onward Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 572.14

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £125,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WLF105059](https://allenandharris.co.uk/Property/WLF105059)



Property Ref:  
WLF105059 - 0008

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