



43-45 Donkin Hill, Caversham, Reading, RG4 5DG

£270,000

Walmsley

## 43-45 Donkin Hill, Caversham, Reading, RG4 5DG

A modern two bedroom ground floor maisonette benefitting from its own private entrance, enclosed garden and conservatory, conveniently located within close proximity of local amenities. The accommodation comprises entrance hall, kitchen, conservatory, two bedrooms and two bathrooms. Further benefits include enclosed rear garden and parking and a long lease. No onward chain complications. Tax Band - B. EPC - D

\* Length of lease 969 years remaining (original lease 999 years from 1995).

\* £0 ground rent payable

\* Service charge £1020

### Tenure - Leasehold





- No onward chain
- Ground floor apartment
- Private entrance
- Enclosed rear garden
- EPC D
- Tax Band B



Approximate Gross Internal Area 724 sq ft - 67 sq m



Ground Floor



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.



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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