



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

Welcome to

Newman House, South Stoke Road, Woodcote, Reading

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

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.

Woodcote is a vibrant South Chiltern Village with a particularly strong sense of community. The village offers a good selection of amenities including both state and public Primary and Secondary schools, a mobile Post Office on several days each week, small supermarket, 2 public houses, a garden centre, a health centre and a library. There is excellent access to nearby Wallingford, which is a delightful market town some four miles to the West, and train access to London (Paddington) and Oxford, from either Pangbourne or Goring Railway Stations. There is an excellent X40 bus service from Woodcote to Reading, Wallingford and Oxford, with 3 buses per hour on working days. Woodcote is in an Area of Outstanding Natural Beauty and is surrounded by beechwoods and farmland that drops down towards the river valley.

£115,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF105059



Property Ref:
WLF105059 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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