



Cheriton Court, Reading, , RG1 6BQ

£41,250

Walmsley

## Cheriton Court, Reading, , RG1 6BQ

**\*\*Selling a 25% share\*\***

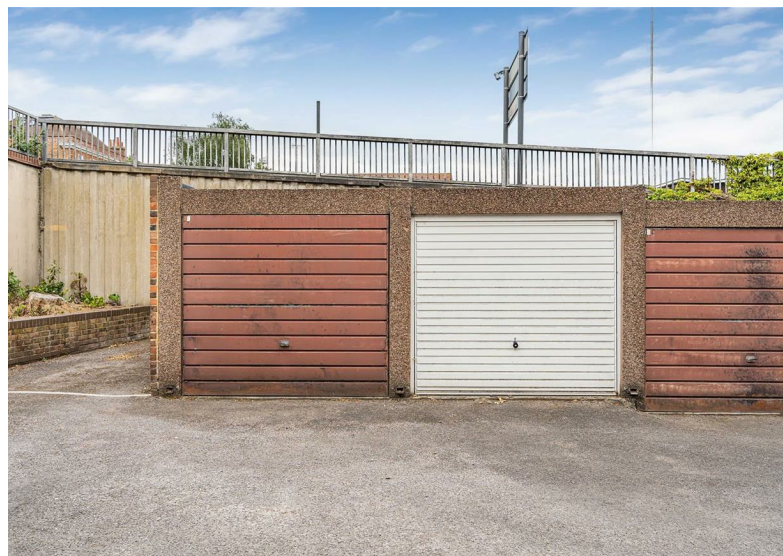
Walmsley Estate Agency is pleased to offer to the market this well-presented 2nd floor apartment, situated within close proximity of Reading centre. The accommodation comprises an entrance hall, sitting room, double bedroom, modern kitchen, and a modern shower room. Externally, the property benefits from communal grounds and a garage. Further benefits include radiator central heating, double glazing, visitor parking. Council Tax Band B. EPC rating C. Viewing is highly recommended.

Cheriton Court is conveniently situated within a short walk of the town centre and Reading Train Station, with its fast, frequent services to London Paddington (approx. 35 mins), as well as the recently added Crossrail service.

- Length of lease - 125 from 1983; 82 years remaining
- No ground rent charge payable.
- Service charge £1,920 pa
- Upon completion the lease will be extended to 990. years.

## Tenure - Leasehold

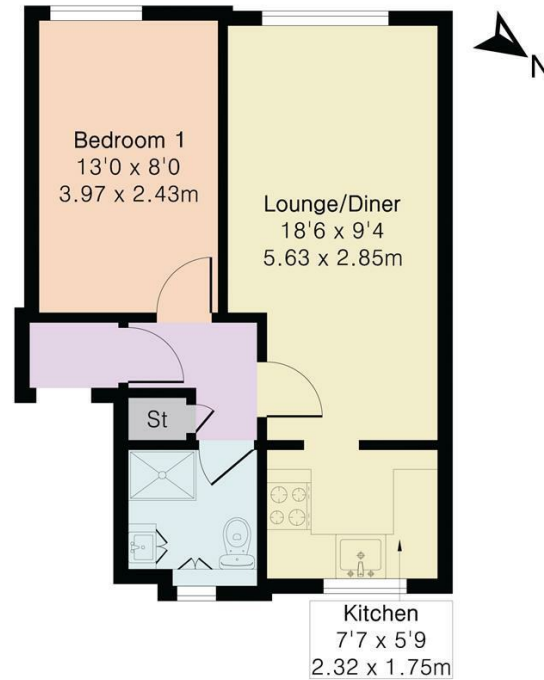




- Close to Reading centre
- No onward chain
- Modern kitchen
- Modern bathroom
- Garage



Approximate Gross Internal Area 407 sq ft - 38 sq m



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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