

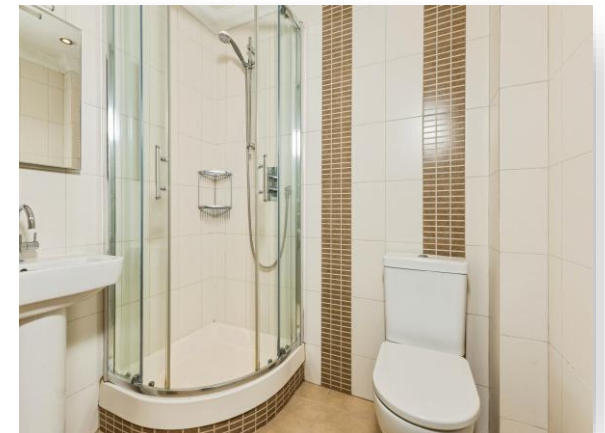


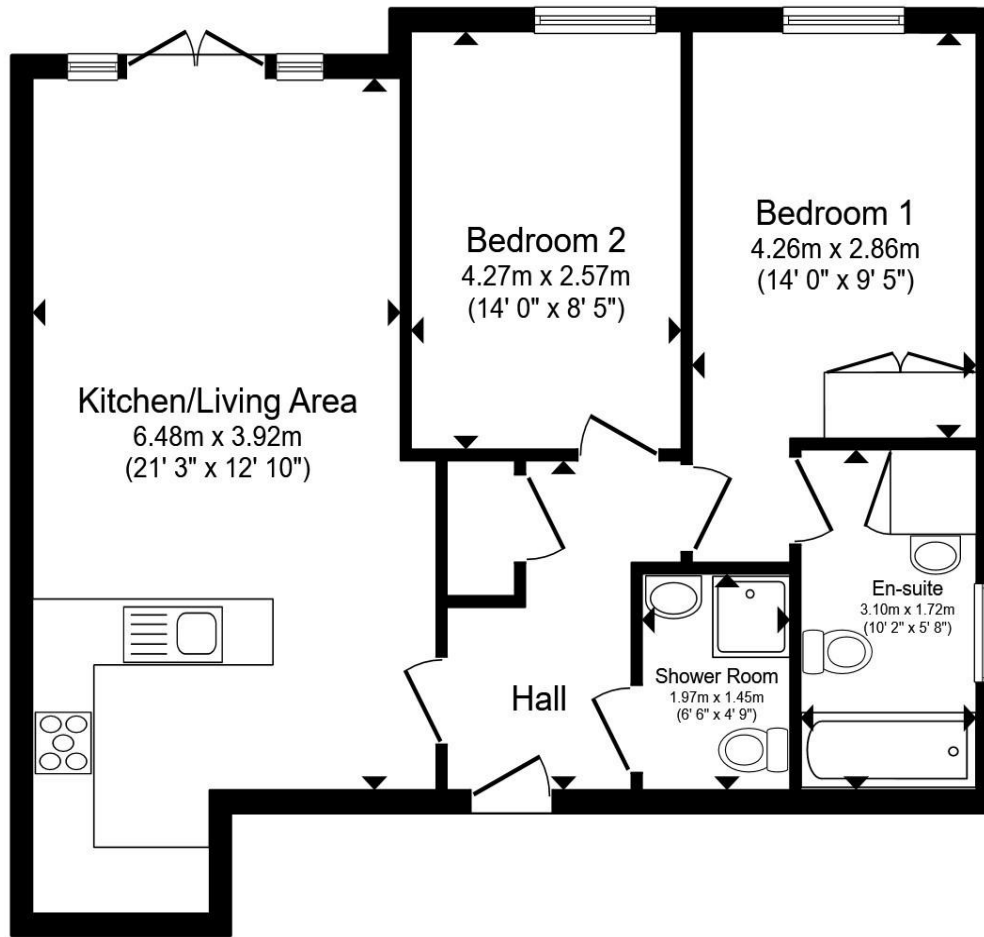
Wallingford Road, Goring READING RG8 0BH

Welcome to

Wallingford Road, Goring, READING

A smartly presented spacious two-bedroom ground floor apartment with private patio and only 0.5 mile to the train station and High Street shops. Offered with no onward chain complications. This apartment is being sold with a share of the Freehold and will suit either downsizers for the lateral living, first time buyers or investment to rent out as only half a mile to the village centre and train station/Tesco. The accommodation comprises communal entrance with intercom system, internal entrance hall with storage, open plan kitchen/living room with high quality fitted kitchen units, granite work tops and fitted appliances and Karndean flooring with casement doors to patio. Master bedroom with en-suite bathroom, further double bedroom and shower room. The property has gas radiator central heating system and UPVC double glazing throughout. Outside is a private patio leading to the communal garden and allocated parking with 3 visitor parking spaces.





Communal Entrance

Entrance Hall

Open Plan Kitchen/Living Room

21' 3" min x 12' 10" (6.48m min x 3.91m)

Bedroom 1

14' plus door recess x 9' 5" (4.27m plus door recess x 2.87m)

En-Suite Bathroom

Bedroom 2

14' x 8' 5" (4.27m x 2.57m)

Shower Room

Patio And Communal Garden

Allocated Parking Space

Total floor area 64.1 m² (689 sq.ft.) approx

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.propertybox.io

Welcome to

Wallingford Road, Goring READING

- Two Bedroom Ground Floor Apartment
- Close To Amenities
- Immaculately Presented
- Open Plan Kitchen/Living Room
- Private Patio and Communal Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1725.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Goring & Streatley is recognised as one of the most beautiful stretches of the Thames known as the Goring Gap. The villages of Goring & Streatley lie on opposite sides of the river in a designated Area of Outstanding Natural Beauty. Offering many amenities including shops, restaurants, hotels, pubs and a highly sought after primary school, Goring is also conveniently located for commuting to London and, Reading by train, or easily accessible to nearby towns such as Henley-on-Thames by car. The spectacular scenery in and around the Goring Gap is the setting for classic books Wind in the Willows and Three men in a Boat. The village has a thriving local community with a wide range of clubs, societies and special interests.

*Virtual Staging Disclaimer

- Furniture and Decor in (Living Room and 2 Bedrooms) have been added digitally to illustrate the potential use of the space. Actual rooms are unfurnished.

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WLF105202 - 0003

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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