



Flat F, 6 Bath Road, Reading, Berkshire, RG1 6NB
Guide Price £225,000 Share of Freehold

- Spacious Character Conversion Apartment
- Beautifully Presented Throughout
- Over 770 sq ft, (71 sq m.) of generous accomodation
- 'Shaker' Style Kitchen With Integrated Appliances
- 16' Bedroom With 3 Fitted Double Wardrobes
- No 'Onward Chain'
- Grade II Listed Building In Conservation Area
- 16' Living Room With Fireplace
- Private Covered Patio Area With Outdoor Store
- Gas Fired Central Heating Via 'Combi' Boiler

Offered with the added advantage of 'No Onward Chain' this superb apartment occupies the entire lower ground floor or of a beautiful Grade II Listed former semi detached period house and hence offers an abundance of character and charm. Positioned on the Bath Road, on the very edge of the Castle Hill Conservation Area, this fantastic property is conveniently situated within yards of both Tesco Express, M&S Food as well as regular bus services. Reading's thriving Town Centre with main line train station (London Paddington 27 mins) is ideally located within under 1 mile (under 10 minutes walk) and Junctions 11 or 12 or the M4 Motorway and associated retail parks are a simple commute of under 4 miles by car.

Having been updated throughout within the past 3 years and beautifully maintained, this superb and unique home is set behind original cast iron railings with established shrubs behind. A path leads to the original front door opens to a communal entrance hall where the private front door to Flat F is located. Opening to a staircase leading down to the lower ground floor with a door opening to a generous hallway (with built in storage cupboard, plumbing for washing machine) has doors to all rooms. The spacious Living Room boasts two large, front aspect secondary glazed sash windows flooding the room with natural light, a feature open fireplace and practical wood effect flooring. The sizable rear aspect Bedroom also features a large sash window with secondary glazing and boasts ample storage with 3 fitted double wardrobes providing ample storage. The separate rear aspect bathroom with heated towel boats a three piece white suite including 'waterfall' chrome shower over bath with glazed screen. The lovely 'Shaker' style kitchen complements the property further and includes new integrated 4 ring induction hob with filter hood over, electric oven below, with soft closing cabinets, integrated bin and corner storage units with fitted pull out shelving and 'Blanco' ceramic sink and mixer tap. A stable door opens to an outside patio area to the front of the property which is partially covered and leads to an outdoor store area for sole exclusive use of the property and continues across the parapet at the front of the property. This area is accessed via an external staircase shared and accessed via the adjoining building.

This fantastic property is suited to both owner occupation or as a 'ready to go turn key investment' purchase and must be seen to be appreciated. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band A

Leasehold Information:-

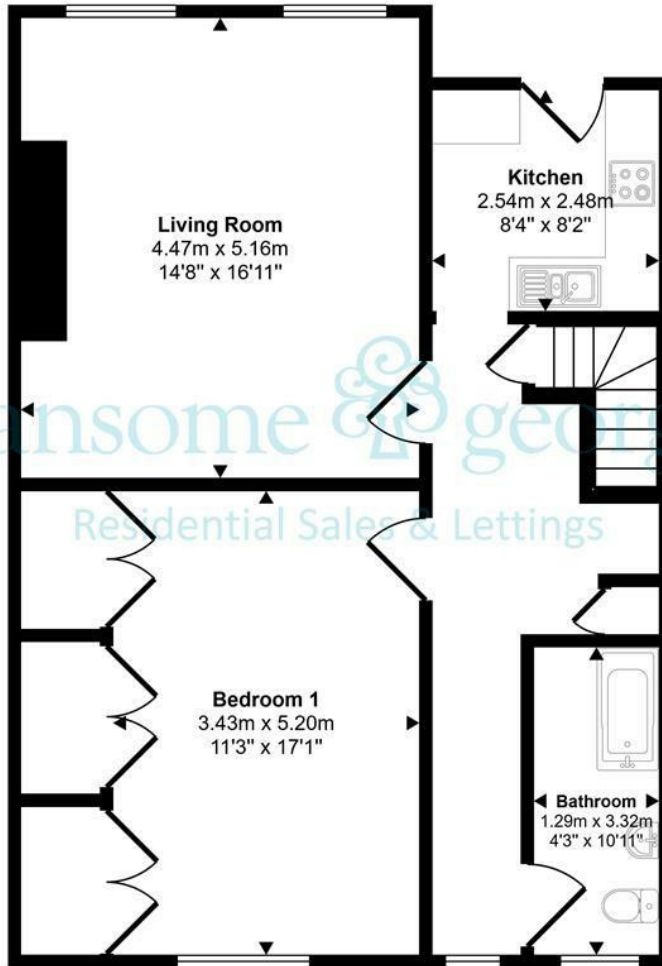
Lease Term:- Share of Freehold - 999 years from 1.1.2004

Ground Rent:- Nil

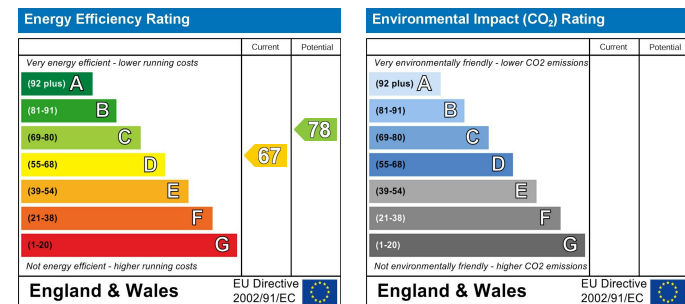
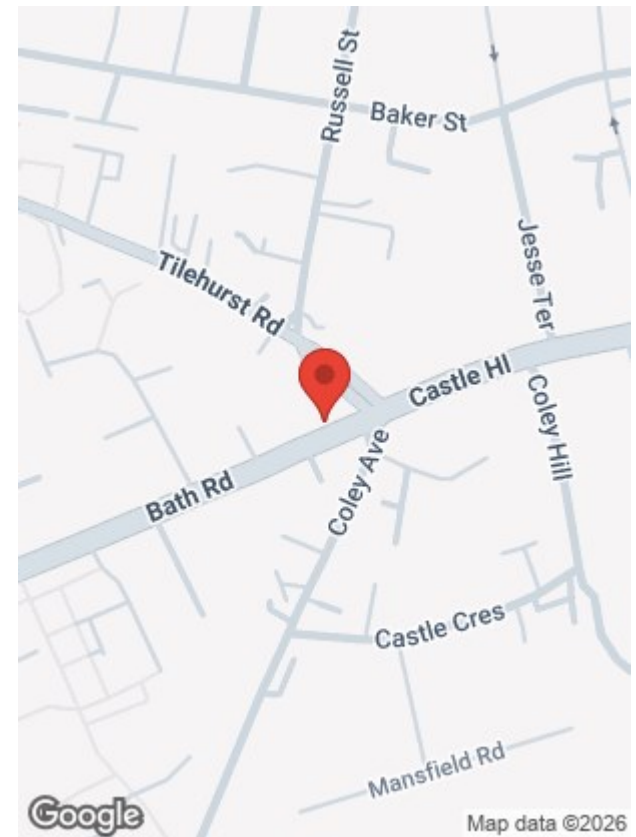
Service Maintenance Charges:- £135.50 per month (£1626 per annum)



Approx Gross Internal Area
72 sq m / 775 sq ft



Floorplan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

sansome  george
Residential Sales & Lettings