

Elm Lodge Avenue

£325,000

**HASLAM'S**  
Sales

Reading, RG30 2SR



An excellent investment opportunity to acquire two well-maintained maisonettes, ideally situated to the west of Reading town centre. Both units have been recently refurbished and feature modern fitted kitchens, contemporary bathrooms, and a living room. Each maisonette also benefits from a share of the freehold, adding long-term value and control.

To the rear, the property enjoys a privately enclosed, westerly-facing garden with potential for further enhancement.

Offered with no onward chain and vacant possession, this property is ready for immediate occupation or letting, making it an ideal choice for investors or those seeking multi-generational living.

Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net  
0118 960 1000



- INVESTORS ONLY
- 2 x 1 bedroom maisonettes
- Refitted kitchens and bathrooms
- West facing garden
- Convenient West Reading location
- No onward chain





Council tax band A

Council-

Additional information:

Parking

On-street parking requires residents and visitors permits, which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check [reading.gov.uk](http://reading.gov.uk) "permit charges"

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

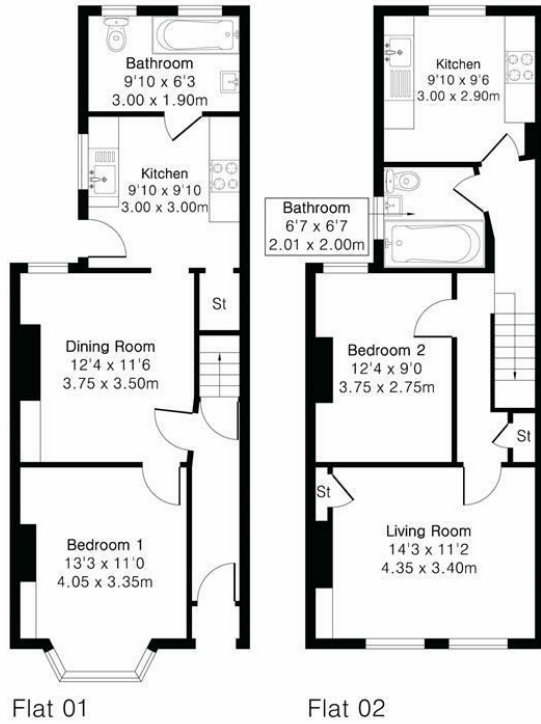
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

# Floorplan

## Approximate Gross Internal Area 1020 sq ft - 95 sq m

Flat 01 Area 516 sq ft – 48 sq m

Flat 02 Area 504 sq ft – 47 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.



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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.