



Bespoke

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ESTATE AGENTS

49 Maiden Place, Lower Earley
£200,000



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Lower Earley, Reading

Stylish split-level one-bedroom maisonette featuring vaulted ceilings, exposed beams and bright contemporary living space. Benefits include a private balcony, enclosed low-maintenance garden, gas radiator central heating, communal residents' parking and a new extended lease. Conveniently positioned within walking distance of Maiden Place shops, local amenities and nearby parks, with excellent access to Reading town centre and transport links. Offered to the market with no onward chain, making it an ideal first-time purchase or investment opportunity.

Council Tax band: B Tenure: Leasehold EPC Rating: C

- New extended lease offering added long-term peace of mind
- No onward chain for a smoother and potentially quicker move
- Characterful split-level design with vaulted ceilings and exposed beams
- Bright and spacious living room with direct access to a private balcony
- Private low-maintenance rear garden ideal for relaxing or entertaining
- Generous mezzanine-style double bedroom filled with natural light
- Gas radiator central heating
- Well-positioned within Maiden Place, close to local shops, everyday amenities and nearby parks
- Distinctive home with a blend of character and practical modern living
- Communal residents' parking available nearby on a non-allocated basis

Entrance Hall

Entrance hall with two built-in storage cupboards providing excellent practical storage. Doors leading to the living room, kitchen and bathroom.

Living Room

16' 0" x 13' 11" (4.88m x 4.25m)

A bright and spacious living area with vaulted ceiling creating a wonderful sense of space and character. Large doors open onto the private balcony, allowing plenty of natural light to flow through the room. There is ample space for both lounge and dining furniture, making this an ideal everyday living and entertaining space. Stairs rise from the living area to the mezzanine-style bedroom above.

Kitchen

9' 11" x 8' 10" (3.02m x 2.69m)

Fitted with a range of wall and base units with work surfaces over, incorporating sink and drainer, oven with hob and appliance space (Washing machine, fridge and freezer included) Window overlooking the rear aspect bringing in natural light and giving the room an airy feel.

Bedroom

13' 1" x 12' 0" (3.99m x 3.66m)

A distinctive mezzanine-style double bedroom positioned on the upper floor, featuring vaulted ceilings, exposed beams and Velux-style windows adding both character and natural light. Generous floor space with room for wardrobes and additional furniture.

Bathroom

6' 10" x 5' 7" (2.09m x 1.70m)

Fitted with a white suite comprising panel enclosed bath with shower attachment, and electric shower over, wash hand basin and low-level WC. Finished in neutral tones, window to front providing natural light and ventilation.





GARDEN

To the rear is a private low-maintenance garden, mainly laid to lawn with enclosed boundaries providing a practical outdoor space suitable for relaxing or entertaining. Timber garden shed.

BALCONY

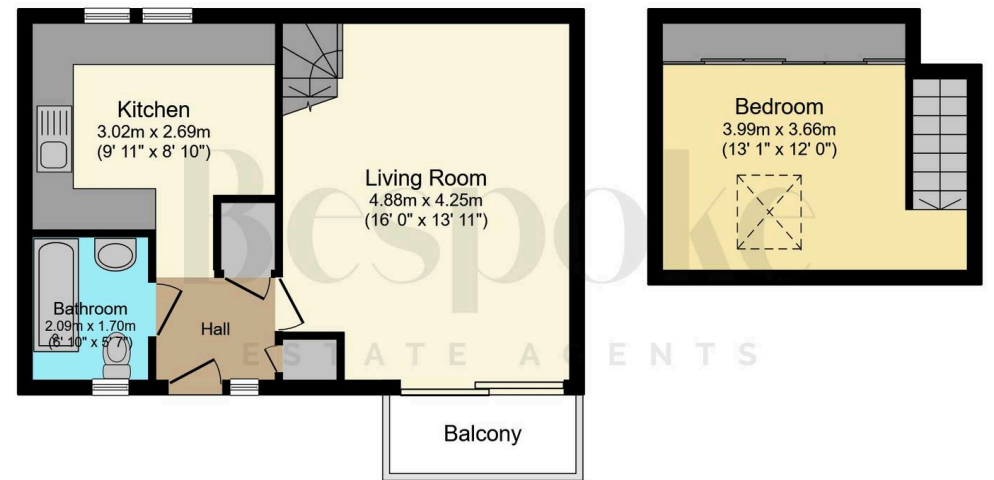
A private balcony accessed directly from the living room, providing space for seating and enjoying elevated views across the surrounding area. An ideal spot for morning coffee or relaxing outdoors.

OFF STREET

1 Parking Space

The property enjoys access to communal residents' parking on an informal non-allocated basis





Total floor area: 56.0 sq.m. (603 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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