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17 Malvern Court, Addington Road, Reading, RG1 5PL – Price £250,000

A high-quality, fully refurbished 2-bedroom property, finished to a superb standard throughout and with an approximate 240-year lease…

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2 double bedrooms, both with built-in wardrobes with lighting; beautifully fitted kitchen with gas hob, fridge freezer & washing machine; stunning white bathroom suite; new flooring throughout, rewired, new central heating & boiler, new internal doors.





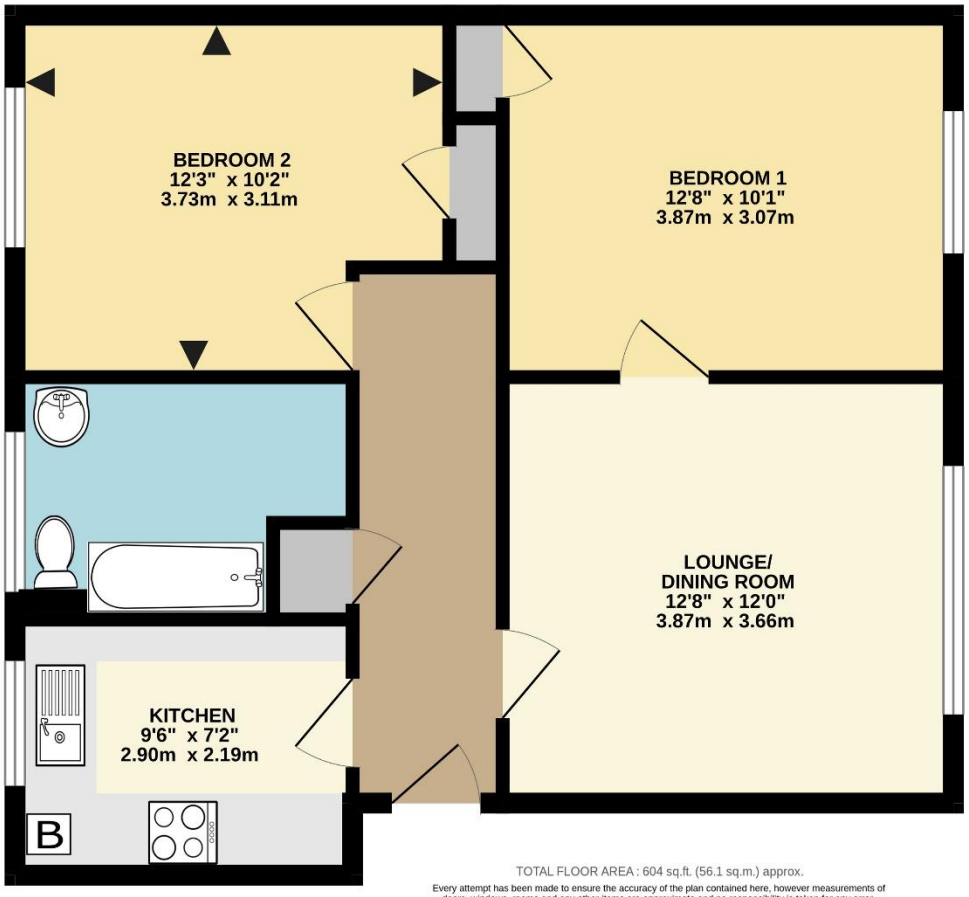








GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.
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Malvern Court is superbly placed for access to the Royal Berkshire Hospital, the University and town centre. The property is located on the ground floor, is being sold with no onward chain, and would be a great first-time purchase, investment, or for those downsizing. We understand that resident parking permits are available through Reading Borough Council which allow parking both in Malvern Court and nearby areas of Addington Road; and that the current charge is £48 per annum for the first permit and £180 per annum for the second permit.

EER: C75 **Council Tax:** B

Tenure: Leasehold. We are advised by the seller that the property has a 300-year lease commencing 24th June 1966, therefore approximately 240 years remaining; and that the annual service charge for the current financial year is £1963.37; and the ground rent is £26 per annum.

The Ofcom website provides information about broadband availability and mobile networks.

Services: All mains services are believed to be connected.

AMLR, SANCTION, PEP & IDENTITY CHECKS: Estate Agents are required by law to carry out Anti Money Laundering Regulation, Sanction, Politically Exposed Person, Identity and Source of Funds checks on prospective purchasers when their offer is accepted. We do this using a company called Landmark Information Group and is currently charged at £30 per person. This charge is non-refundable. Company or differently structured purchases may carry additional charges.

IMPORTANT NOTICE: We have endeavoured to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. Distances are 'as the crow flies'. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Martin & Pole may, at your request, recommend to you a mortgage advisor or solicitor. The mortgage advisor may pay us a referral fee. The value of this fee can vary. We do not receive a referral fee from the solicitor.

For further information or an appointment to view please contact our Earley branch on:

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