



**127 Elm Park, Reading, Berkshire, RG30 2HU**  
**£170,000 Leasehold**

**sansome & george**  
Residential Sales & Lettings

- Purpose Built 2nd (Top) Floor Apartment
- Convenient Location Close to Amenities
- Maintained Residents Communal Grounds
- 40 sq. m. (432 sq. ft.) Of Accommodation
- Bedroom & 3 Piece Bathroom

- No 'Onward Chain' Complications
- Allocated Parking Space
- Communal Entrance With Intercom Entry System
- 11' Living Room, Separate Side Aspect Fitted Kitchen
- UPVC Double Glazing, Independent Electric Heating

Offered to the market with the added advantage of 'No Onward Chain' complications, this purpose built 2nd (top) floor apartment is ideally located in the popular Elm Park development approached via Tilehurst Road hence within yards of frequent regular bus services, Kensington Recreation Ground and Prospect Park. Other amenities nearby include Reading West train station (London Paddington, Newbury, Basingstoke, Theale) The Meadway shopping precinct plus a range of gyms, shops, supermarkets, pubs, cafes and restaurants all being within 1 mile. Reading's thriving town centre is under 2 miles and the M4 motorway is a simple commute by car via the nearby A4 Bath Road.

The property is approached via telephone entry system to communal entrance hall with stairs rising to the 2nd floor. The front door opens to a spacious central entrance hall (with built in airing cupboard housing hot water cylinder), with door to all rooms. These comprise of a living room, separate side aspect fitted kitchen, which includes integrated electric oven with hob and filter over, double bedroom and a 3 piece bathroom with electric shower over bath. The property is further complemented by double glazed windows throughout and independent electric heating. Outside, the property benefits from one allocated parking space. There is also additional visitor parking, refuse area and maintained lawned garden areas for shared use of the residents.

Suited to either private owner occupation or as an attractive 'Buy-to-Let' opportunity, the property 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 B

Leasehold Information:-

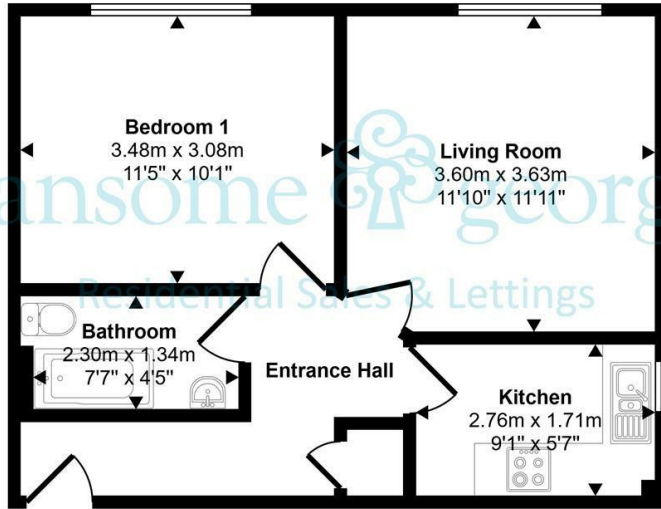
Lease Term:- 125 years from 2000 (circa 99 years remaining)

Ground Rent:- £150 per annum (reviewed every 25 years, next review 2050)

Service/Maintenance Charges:- £1391.92 per annum 2025/26 (to include buildings insurance)

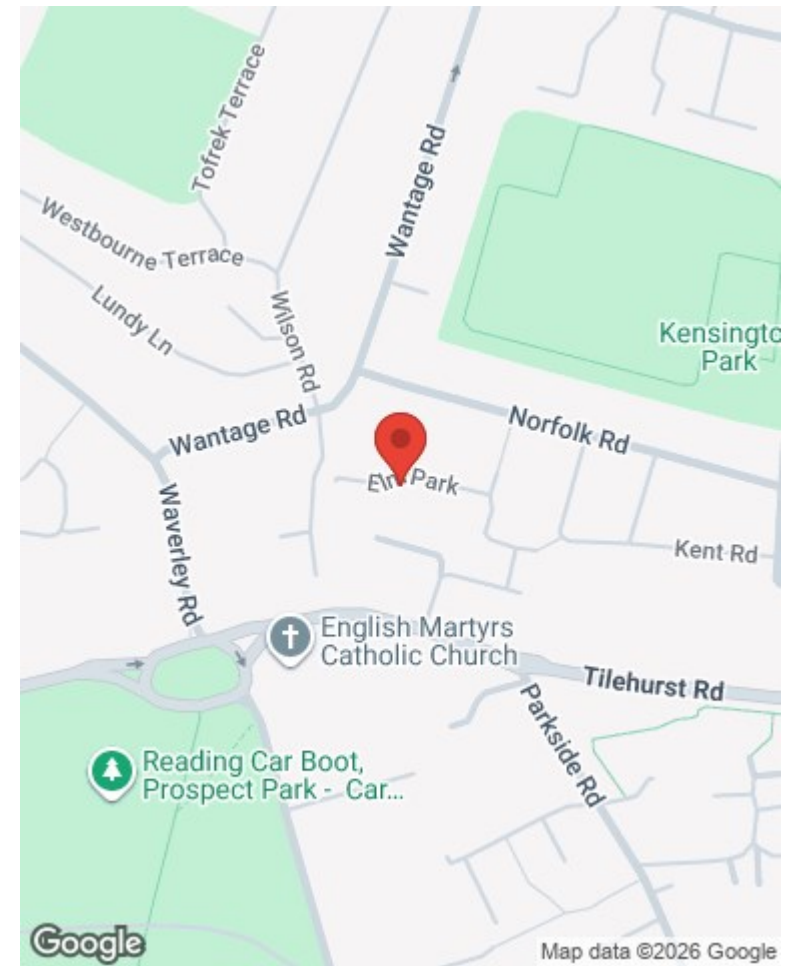


Approx Gross Internal Area  
40 sq m / 432 sq ft



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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