



sansome  george

**Flat 19, Lansdowne House, Moulford Mews, Reading, RG30 1ER**  
**£190,000 Leasehold**

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Residential Sales & Lettings

- Stylish Modern Apartment
- Superb Elevated Far Reaching Views
- Allocated Parking Space
- Dual Aspect Living Room With Juliet Balcony
- 2 Double Bedrooms

- 5th Floor Position
- Lift Access & Security Entry System
- Well Maintained Residents Communal Outdoor Spaces
- Modern Fitted Kitchen
- En-suite Shower Room & Seperate Bathroom

Enjoying great natural light and far reaching elevated views from a 5th floor outlook, this modern apartment (built 2013), is ideally positioned just over 1 mile to the west of Reading town centre and within very close proximity of all amenities to include Reading West train station, green spaces and gyms plus a wealth of shops, cafes to include Costa Coffee and a 24 hour supermarket just metres away.

Complemented by allocated parking, well maintained residents communal outside spaces, intercom entry system and lift access, this beautifully maintained home is accessed from the communal hallway (shared with 1 other apartment). The front door opens to the entrance hall with built in storage and airing cupboard housing the unvented pressurised hot water system. Door leading to all rooms which comprise of 2 double bedrooms with bedroom 1 benefitting from an ensuite shower room, while bedroom 2 (currently used as a dressing room) is serviced by a separate 3 piece bathroom. The dual aspect open plan living space includes a modern fitted kitchen with integrated electric oven and hob plus a Juliet balcony further promoting the views. Well presented throughout, other notable features include UPVC double glazing and gas fired central heating to radiators (n/t).

Please contact Sansome & George Estate Agents for any further information or to arrange a viewing appointment at your earliest convenience.

**Leasehold Information:-**

Lease Term:- 125 years from 1/1/2012 hence circa 111 years remaining

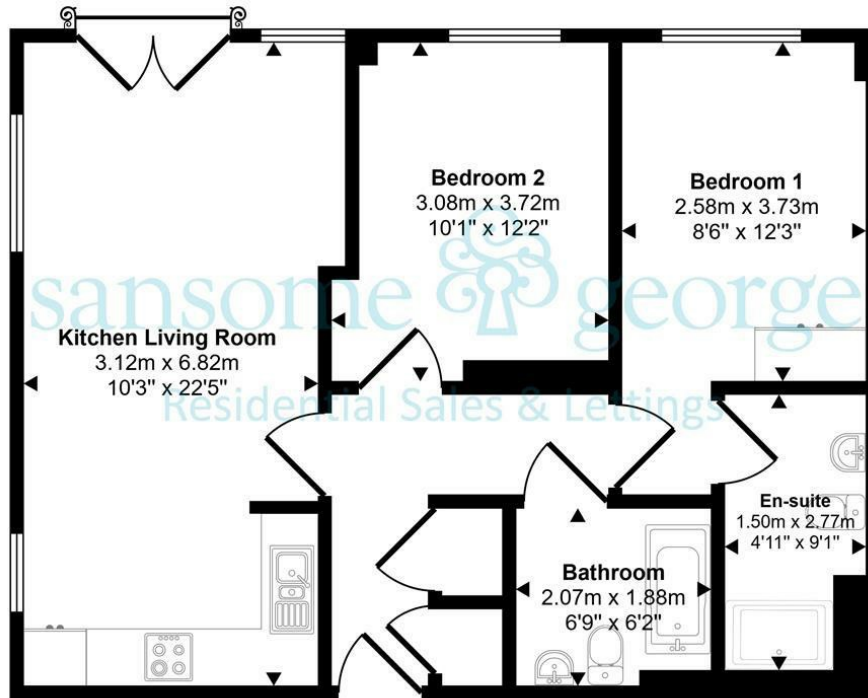
Ground Rent:- £400 per annum

Service/Maintenance Charges:- £2,856.90 per annum

Buildings Insurance:- £372.89 (paid until 2027)

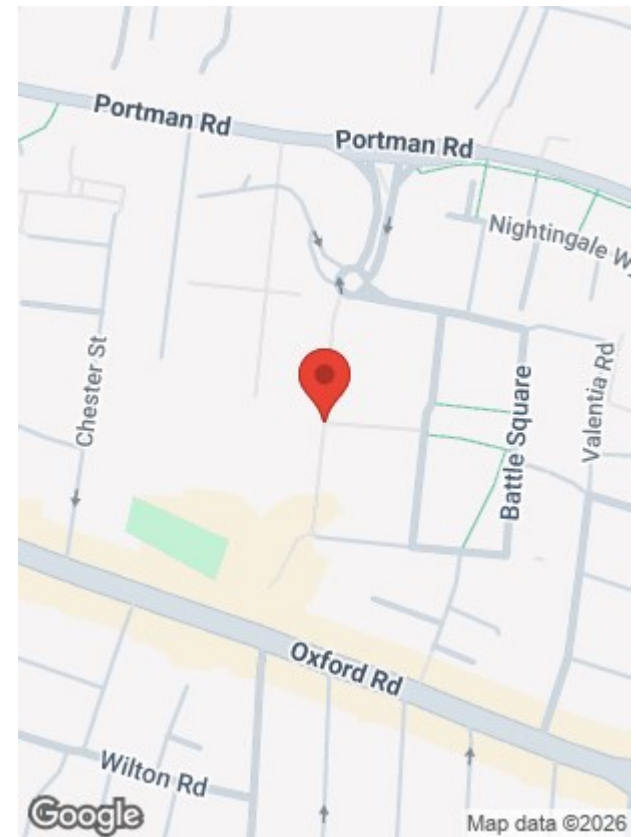


Approx Gross Internal Area  
61 sq m / 660 sq ft



Floorplan

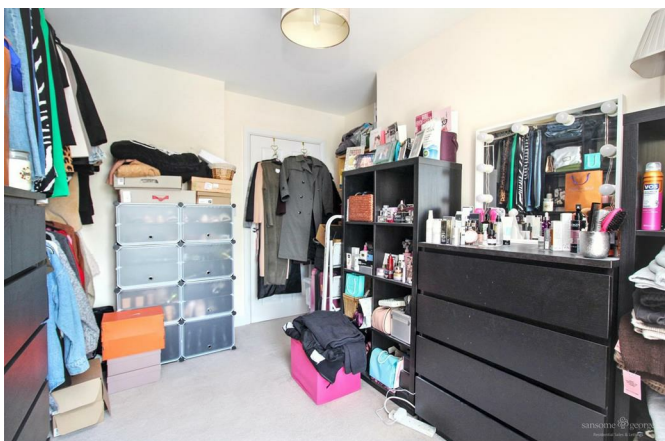
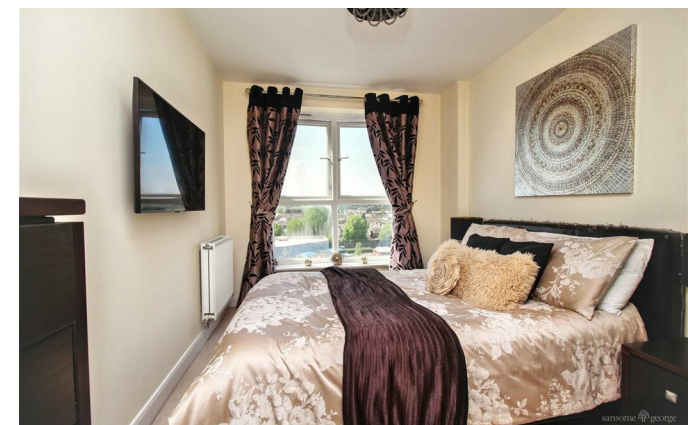
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	76	<b>England &amp; Wales</b>
		76	EU Directive 2002/91/EC

Misrepresentation and Misdescriptions Acts

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