



MALTINGS PLACE, READING, BERKSHIRE, RG1 6QG

£215,000 LEASEHOLD

**A ONE BEDROOM GROUND FLOOR APARTMENT,
BENEFITTING FROM ITS OWN COURTYARD
GARDEN AND SITUATED IN THIS SOUGHT-AFTER
DEVELOPMENT IN THE HEART OF READING**

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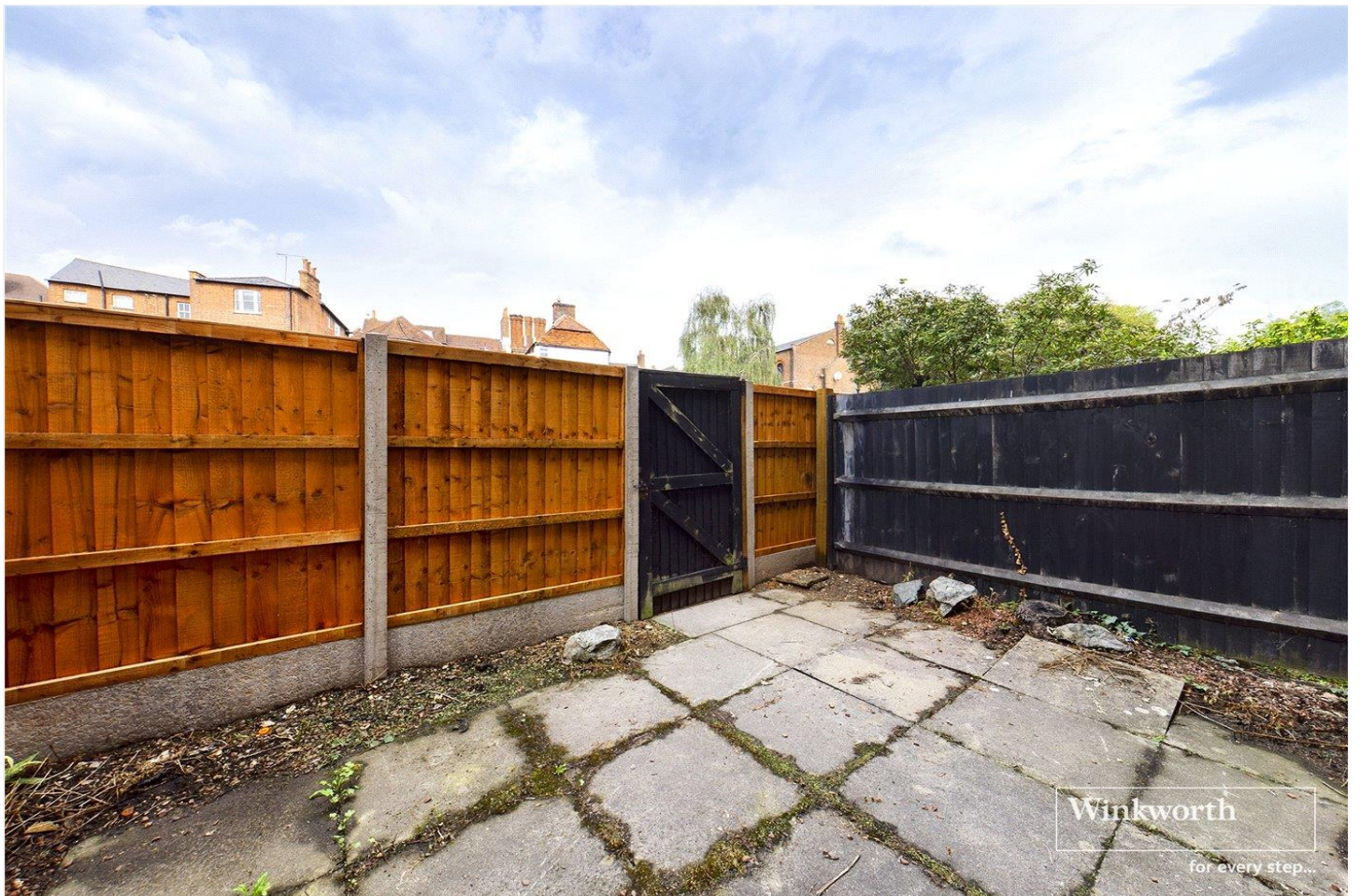
DESCRIPTION:

A wonderful opportunity to acquire this one bedroom ground floor apartment, benefitting from its own courtyard garden. Situated in this prime location, in one of Reading's most popular town centre developments, adjacent to the Oracle shopping centre with its an excellent choice of riverside restaurants and bars. The property is also situated within half a mile of the train station with its direct links to London Paddington and the Elizabeth Line (Crossrail), commuters benefit from even easier access into London and Canary Wharf. The well-appointed accommodation comprises entrance hall, sitting/dining room and a refitted kitchen and bathroom. The double bedroom has a bank of built in wardrobes and double glazed french doors which lead out to the courtyard garden. The property further benefits from an allocated car parking space, double glazed windows, an entry phone for security and convenience .

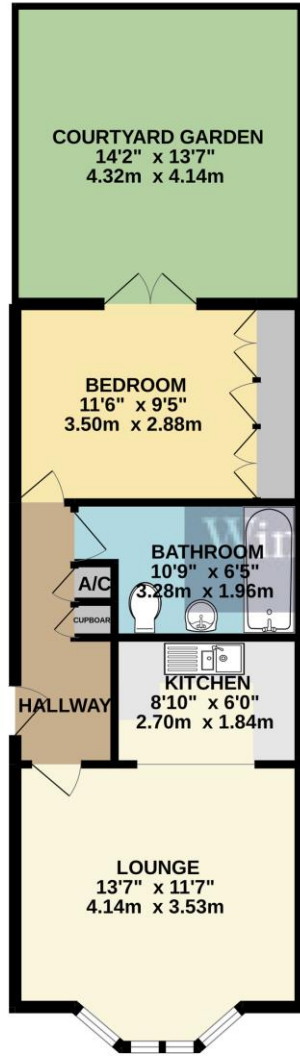
AT A GLANCE

- Courtyard Garden
- Bay Fronted Sitting/Dining Room
- Double Bedroom With Built In Wardrobes
- Refitted Kitchen and Bathroom
- Parking
- Council tax band C
- 945 Years Remaining On The Lease
- Service Charge £1,250 pa
- Ground Rent £120 pa





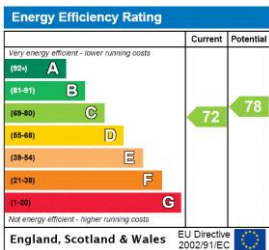
GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 466 sq.ft. (43.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Leasehold
Term: Expires - 08/02/2969
Service Charge: £1250 per annum
Ground Rent: £ 120 Annually (subject to increase)
Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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