

OXFORD ROAD, READING, BERKSHIRE, RG30 6TJ

GUIDE PRICE £140,000 LEASEHOLD

A ONE BEDROOM GROUND FLOOR MAISONETTE CLOSE TO TRANSPORT LINKS AND LOCAL AMENITIES

Reading | 0118 4022 300 | reading@winkworth.co.uk

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DESCRIPTION:

This one bedroom ground floor maisonette is conveniently located next to Waitrose, a short walk to Tilehurst Train Station with access to Central Reading in just 5 minutes and London Paddington in under half an hour. There are a range of local amenities including a 24 hour gym and range of shops at Norcot Junction and the Atrium Health Club and the River Thames are also easily accessed via Scours Lane under half a mile away. The property is accessed from the rear of a parade of shops and has off road parking and a terrace to its front. The main entrance to the property accesses the lounge/diner which has a modern fitted kitchen. There is a double bedroom with ample storage and a bathroom. The property has recently been decorated and is available for sale with no chain and in our opinion offers excellent value and would make a great first time buy or investment opportunity.

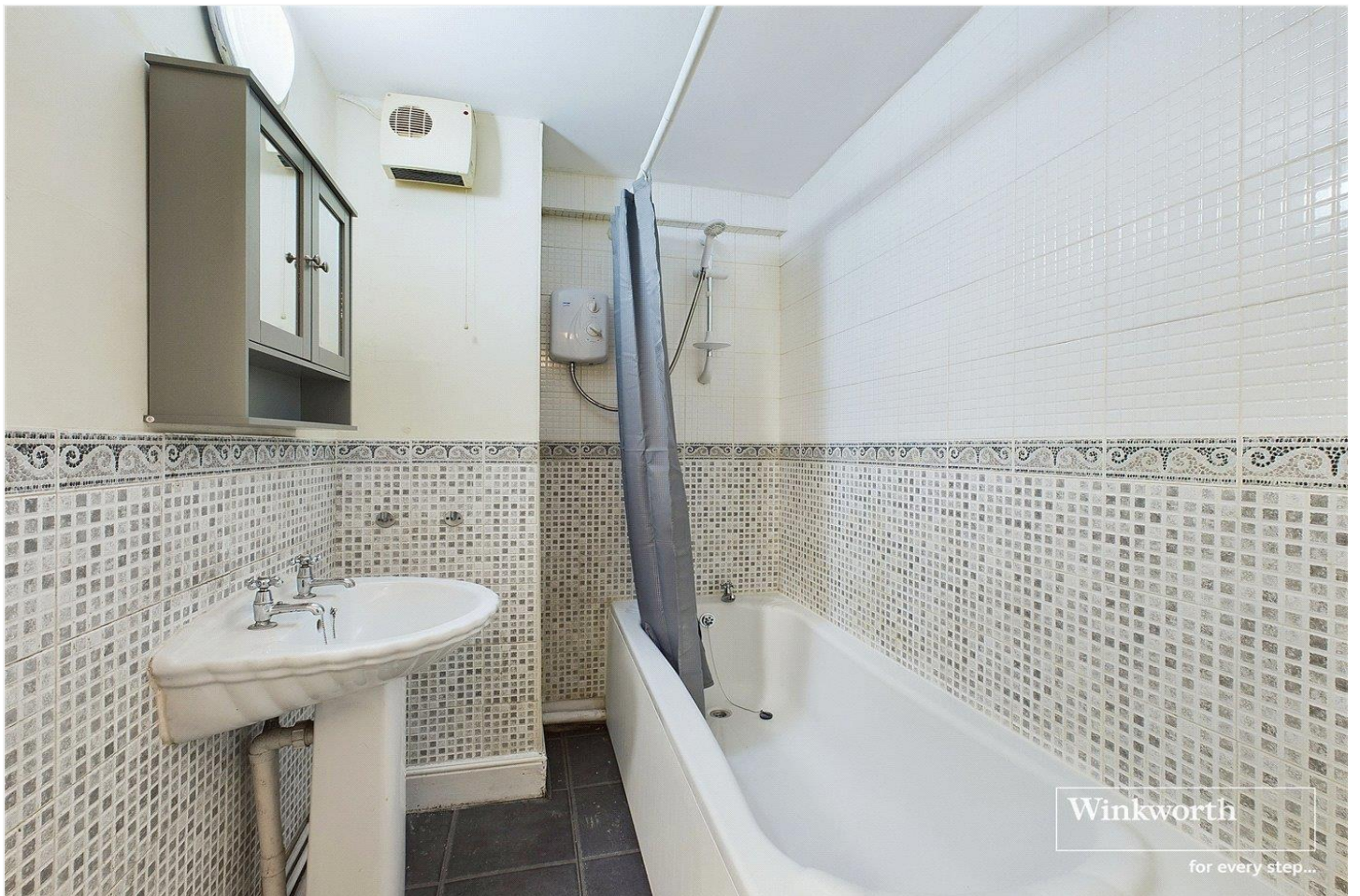
AT A GLANCE

- Cash Buyers Only
- One Bedroom Ground Floor Apartment
- Double Bedroom
- Lounge/Diner
- Fitted Kitchen
- Bathroom
- Off Road Parking for Multiple Vehicles
- No Chain
- Ground Rent - £100 Per Annum
- £325 Per Annum Share of Insurance



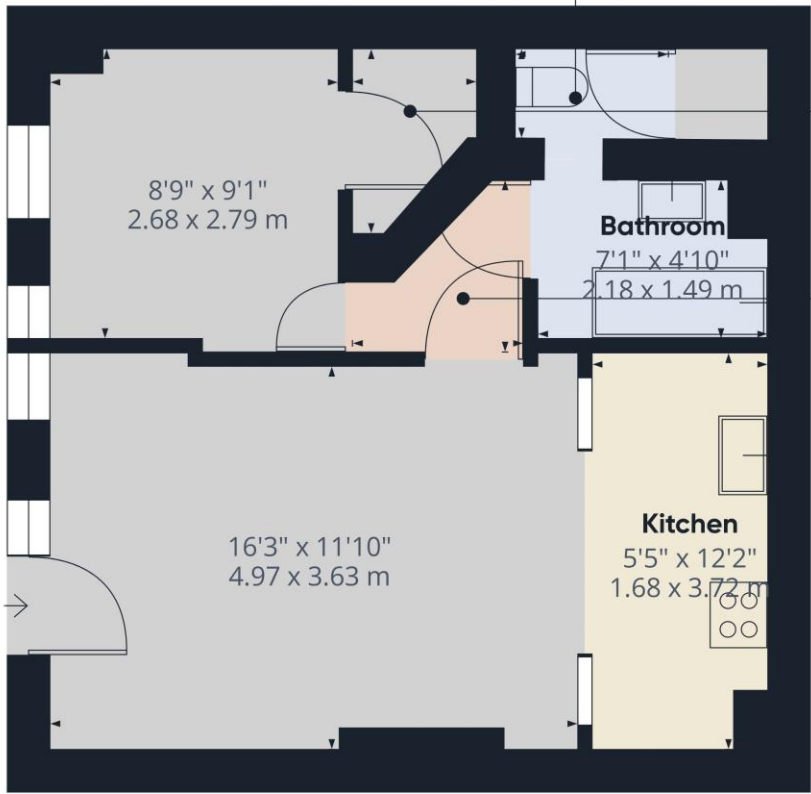


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WC
4'11" x 3'2"
1.51 x 0.97 m



3'11" x 5'11"
1.20 x 1.81 m

Hallway
5'1" x 5'6"
1.55 x 1.68 m

8'9" x 9'1"
2.68 x 2.79 m

Bathroom
7'1" x 4'10"
2.18 x 1.49 m

16'3" x 11'10"
4.97 x 3.63 m

Kitchen
5'5" x 12'2"
1.68 x 3.72 m

Approximate total area⁽¹⁾
444.94 ft²
41.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

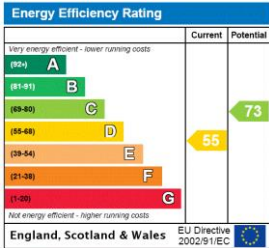
Tenure: Leasehold

Term: 89 year and 5 months

Ground Rent: £ 100 Annually (subject to increase)

Council Tax Band: A

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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