

P.W.

Ground Floor Flat, 4
George Street,
Reading
RG1 7NT

£139,950

One bedroom ground floor flat
Walking distance to town centre
and mainline station
Refitted kitchen
No chain



The property

Patrick Williams offers to the market this one bedroom apartment which is located within walking distance to Reading town centre and both mainline and west Reading railway stations. The property has been updated to include refitted kitchen, new carpets and decor throughout and would make an ideal first home or investment purchase. Accommodation comprises of lounge/kitchen, double bedroom, en suite shower room, double glazed windows and gas central heating. Viewings via the vendors sole agents.

Specification

- Entrance hall
- Lounge/kitchen
- Double bedroom
- Shower room
- Gas central heating
- Double glazing
- New kitchen
- New carpets & decor
- Close to town centre
- No chain

Directions

To reach the property from the offices of PATRICK WILLIAMS, proceed towards Reading town centre and upon reaching the traffic lights bear left, keeping on the left hand side. At the mini roundabout bear left again and take first right. Pass the Central swimming pool on your left and at the t-junction turn right into George Street where the property can be found.



The property

Private front door provides access to..

ENTRANCE HALL

With door to bedroom and open through to...

LOUNGE/KITCHEN

15'7" max x 10'7" (4.75m max x 3.23m)

With double glazed bay window to front, radiator, cupboard housing combination boiler and meters. With a well defined kitchen area comprising of stainless steel sink unit with cupboard below, further range of wall and base units, plumbing for washing machine, space for cooker and fridge.

BEDROOM

9'1" x 8'9" (2.77m x 2.67m)

With double glazed window to rear, sink set into vanity unit, radiator, door to...

SHOWER ROOM

With shower cubicle having shower off mains, radiator, low level wc.

OUTSIDE

Residents on street parking.

LEASE DETAILS

We have been advised by the current vendor of the following:-

85 years remaining on the lease

Service charge - £300-£500 per annum

Ground rent £150 per annum

Consumer Protection from Unfair Trading Regulations 2008.

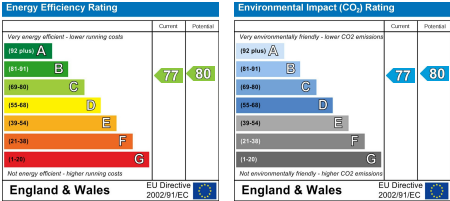
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Contact Details

For further information, or to arrange a viewing, please contact:

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RG30 1AU

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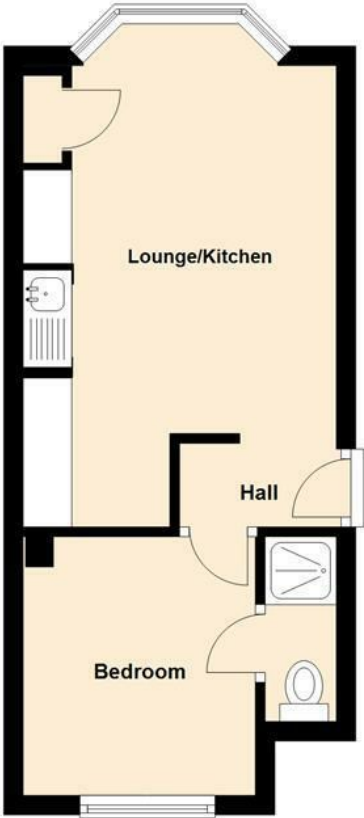


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Floorplans

These floor plans are not to scale and are for information purposes only.

Ground Floor
Approx. 23.8 sq. metres (256.0 sq. feet)



Total area: approx. 23.8 sq. metres (256.0 sq. feet)