

122 Maiden Place, Lower Earley, Reading, Berkshire  
. RG6 3HE.



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Berkshire  
Reading RG6 3HD  
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£140,000 Leasehold

Located in the popular Maiden Place development, this well-presented ground-floor studio apartment is an excellent opportunity for first-time buyers or investors. Conveniently situated within walking distance of Sainsbury's Local, shops, and other amenities, the property offers both practicality and potential. The accommodation features a spacious living area/bedroom, a separate kitchen, and modern shower room. Additional benefits include gas central heating and a generously sized, landscaped private rear garden. Please note, the property has a low lease length and is therefore best suited to cash buyers, a factor reflected in the asking price. With an extended lease, the property would be valued in the £165,000 - £170,000 range. The seller is open to discussing a lease extension, with the understanding that the buyer would cover the associated costs in addition to the current asking price. EPC to be confirmed.

- NO ONWARD CHAIN
- Low lease length, reflected in asking price
- Well presented throughout
- Ground floor studio apartment
- Good sized garden
- Ideal for first time buyers or investors
- Plenty of parking
- Close to local shops & amenities

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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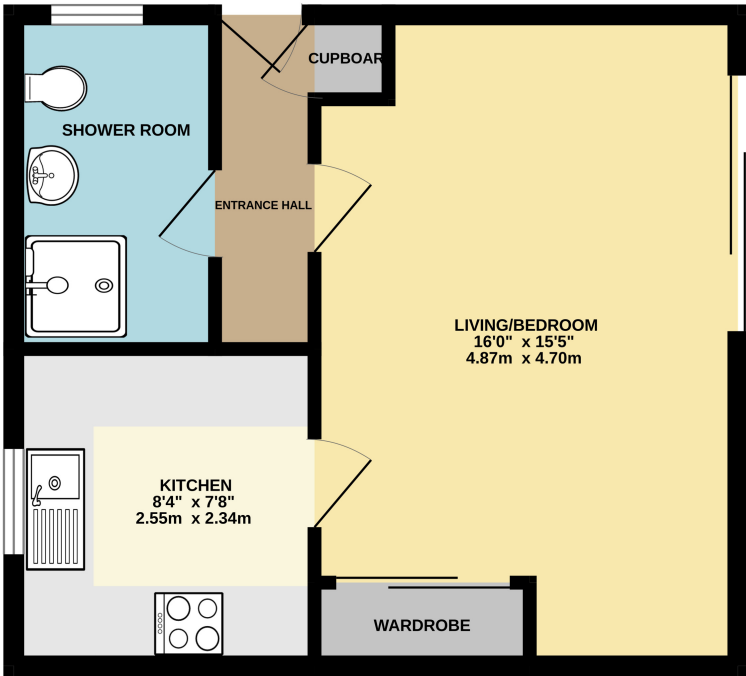
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GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 379 sq.ft. (35.2 sq.m.) approx.  
While 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.  
Made with Measure, 2017/18

Property Description

Ground Floor Council Tax Band

Entrance Hall B

Living/Bedroom  
4.87m x 4.70m (16' 0" x 15' 5")

Kitchen

Shower Room  
2.55m x 2.34m (8' 4" x 7' 8")

Garden

Leasehold Information

LOW LEASE, in region of 58-60 years. TBC via solicitors.  
Service Charge - Approx. £260 per 6 months.  
Ground Rent - Approx. £100 per annum.