

## 23, Knossington Close Reading RG6 4EU



Occupying a slightly elevated position overlooking a public green and at the end of a small close, a smartly presented first floor maisonette built by Heron Homes with the benefit of a long lease and low ground rent. The 470 sq feet of accommodation is entered through their own private front door with stairs rising to the first floor hallway/landing, living room with pleasant views, open plan modern kitchen, double bedroom and modern bathroom. Outside there is an area of open plan garden and parking space immediately at the front with a further triangular shaped piece of land adjacent to the block of maisonettes. The property benefits from the recent installation of uPVC double glazed windows and has an EPC rating of D. Lease details are 999 years from 22 November 1985 and £25 ground rent p.a. with no rent review. For more detailed material property information please click on the various brochure links.


**£200,000 Leasehold**







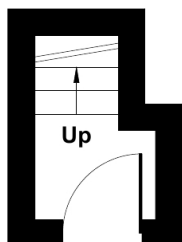


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

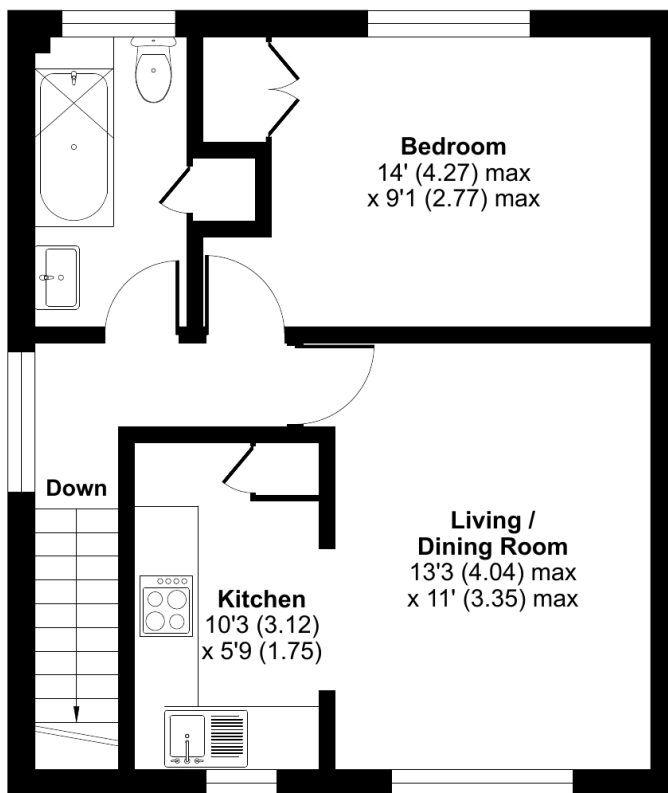
# Knossington Close, Lower Earley, Reading, RG6

Approximate Area = 470 sq ft / 43.6 sq m

For identification only - Not to scale



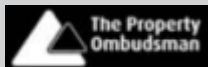
## GROUND FLOOR



## FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Mark Rath Residential. REF: 1137702



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.