

## 74, Fullbrook Avenue Reading RG7 1FF




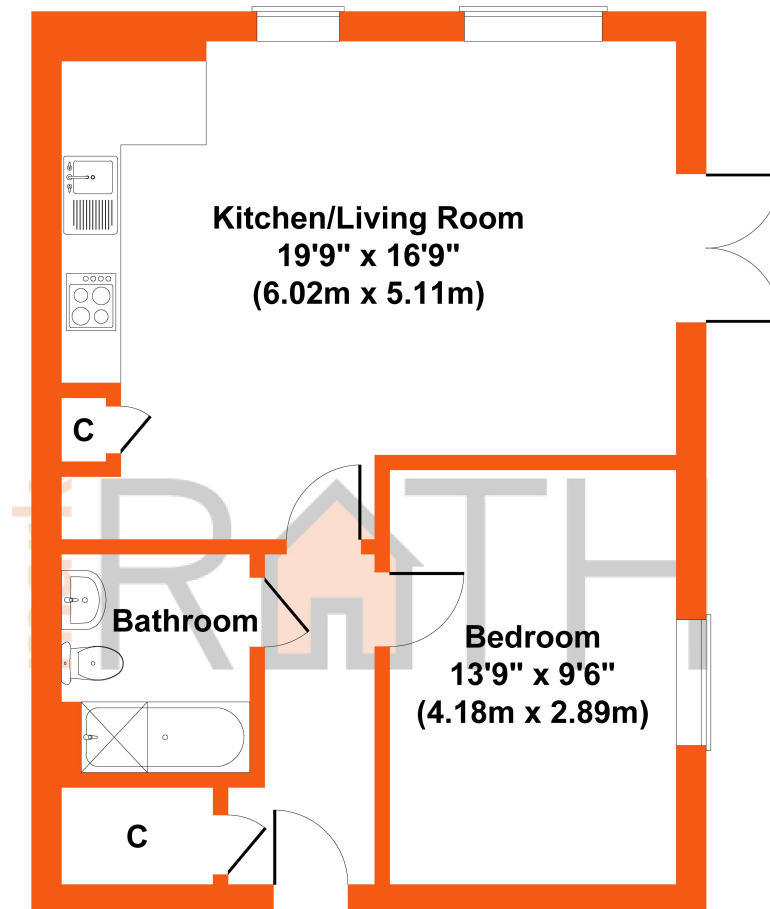
Located on the Croft Gardens development and constructed in 2016 by Taylor Wimpey, a beautifully presented second floor apartment with 567 sq ft of accommodation comprising: Communal front door with entry system, stairs to the second floor, private front door to entrance hall with storage cupboard, stylish double aspect 19'9" x 16'9" open plan living room / dining / kitchen space with Juliet balcony, a good sized double bedroom and white bathroom. The property benefits uPVC double glazing and gas radiator heating and outside there is an allocated parking space plus visitor parking, cycle store and bin store. Ideal First Time Buy or investment purchase. The property has an EPC rating of B. The lease details are 125 years from 1st January 2016 with annual ground rent of £313.51 reviewed every 10 years in line with the RPI and the annual service charge for 2026 is c.£1726.90

**£225,000 Leasehold**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>84</b>	<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</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 	

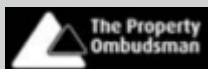


**Approx. Gross Internal Floor Area 567 sq. ft. (52.7 sq. m.)**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

**Produced by The Plan Portal 2024**



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.