

Bennet House, Flat 4, 9 Austen Grove Reading RG2 9UQ



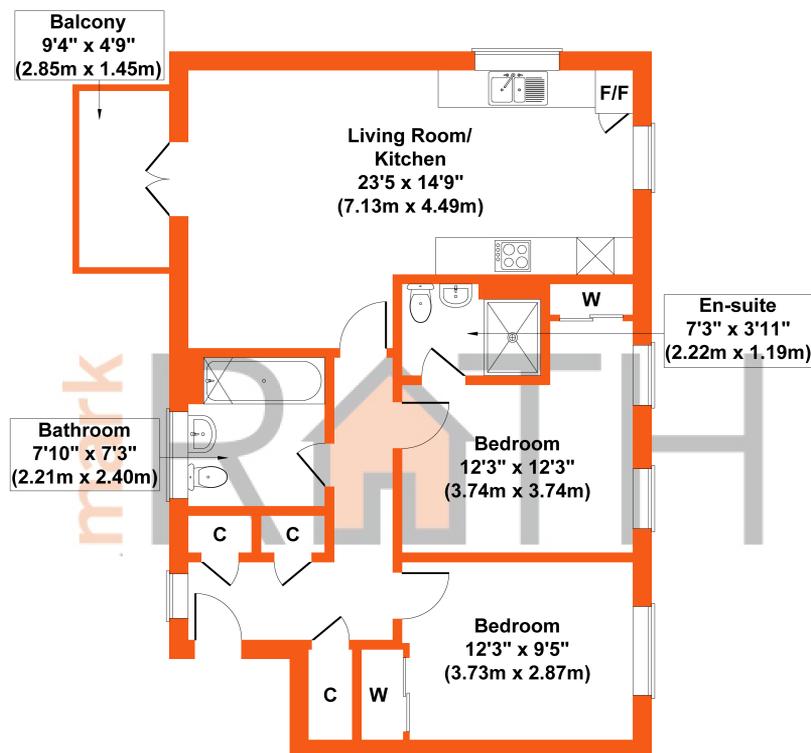
A stunning first floor purpose built apartment in this stylish energy efficient EPC-B block built in 2018 and with the lovely feature of a balcony providing all important outside space with the minimum of effort. The 795 sq ft of accommodation comprises: Stairs to first floor, private entrance hall with two large built in cupboards, one housing the gas fired central heating system, the other providing further storage/hanging space, a bright and airy triple aspect living/dining/kitchen with integrated appliances. There is a generous sized main bedroom with en suite shower room and fitted wardrobe, a second double bedroom with fitted wardrobe which is served by an immaculate family bathroom. There is an allocated parking space. This lovely apartment which has no chain complications retains the balance of a long 999 year lease with annual charges for 2026 amounting to : Ground rent of £225, parking area charge of £82, estate charge of £268 and service charge of £1396 each being reviewed at intervals of 15,10,5 and annually, respectively related to RPI. For more detailed material property information please click on the various brochure links.

£310,000 Leasehold





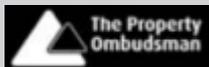
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



Approx. Gross Internal Floor Area 795 sq. ft. (73.9 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 2026



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.