

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

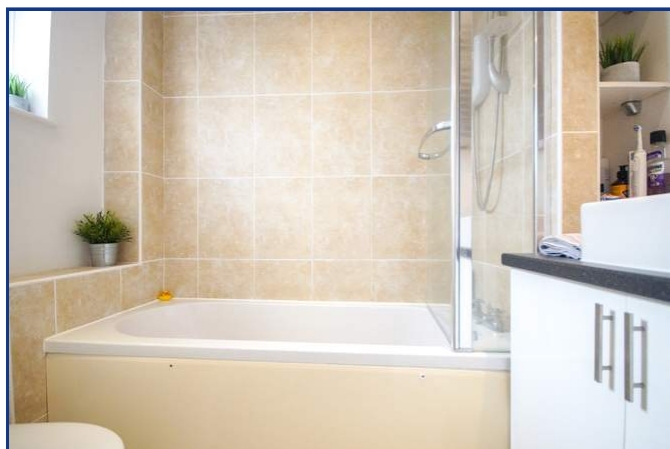


3 Maiden Lane Centre
Berkshire
Reading RG6 3HD
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£225,000 Leasehold



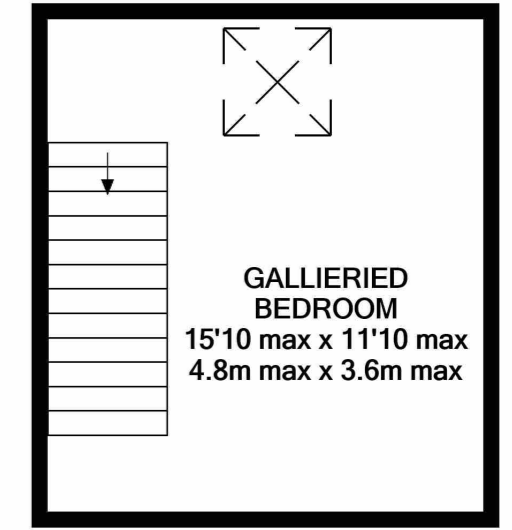
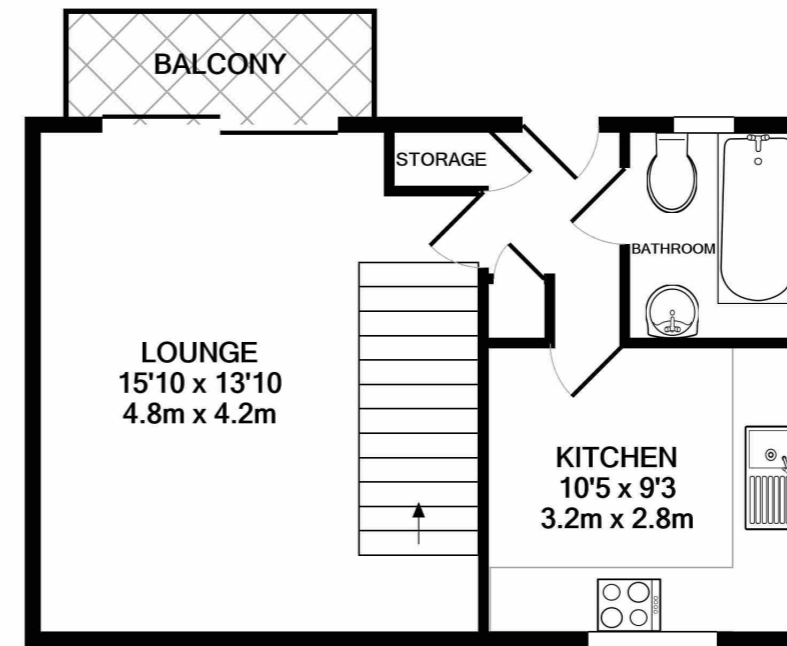
Situated in the popular Maiden Place development, as an ideal purchase for first time buyers or investment buyers, is this very well presented galleried maisonette. The property is situated within walking distance of Sainsbury's local and other shops & amenities. Accommodation includes a galleried double bedroom, lounge, modern kitchen and bathroom. Other features include recently installed gas central heating with a new boiler, double glazing, balcony and a pleasant private enclosed garden.

- Galleried Maisonette
- Well Presented Throughout
- Modern Bathroom
- Modern Kitchen
- Balcony
- Pleasant Private Garden
- New Boiler & Radiators
- Plenty Of Parking

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.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Property Description

First Floor

Entrance Hall

Kitchen

10' 5" x 9' 11" (3.17m x 3.02m)

Bathroom

Lounge/Dining Room

15' 10" x 13' 10" (4.83m x 4.22m)

Second Floor

Galleried Bedroom

15' 10" x 11' 10" (4.83m x 3.61m)

Outside

Balcony

Private Enclosed Garden

Lease

Length of lease = 113 Years (was set to 125 years in 2009)

Ground rent = £100 Per Year

Service Charge = £309.64 each 6 months

Council Tax Band

B