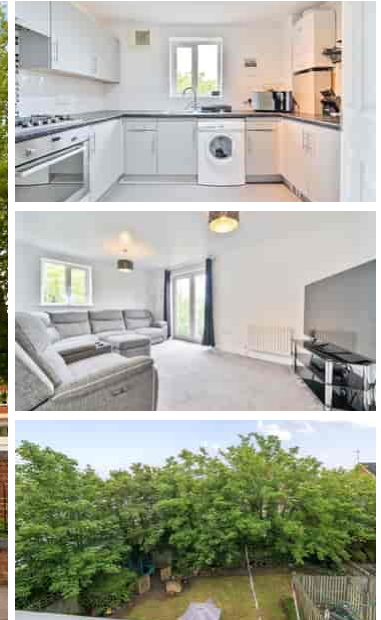


£215,000 Leasehold

Craig House, Craig Avenue, Reading, Berkshire Rg30 2PF



- Second Floor (building has a lift)
- Kitchen Separate from Reception Room
- Juliette Balcony
- Approx. 628 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Off-Street Parking Space

GENERAL DESCRIPTION

A well-presented, second-floor flat which features a dual-aspect reception room with Juliette balcony. There is a spacious kitchen, two good-sized double bedrooms and a pleasant bathroom. Modern insulation standards, double glazing and gas central heating make for a good energy-efficiency rating. The balcony overlooks the communal garden and there is also a car park which includes a space for this flat. There is a gym and a selection of other stores nearby, a Waitrose and Tesco Extra in comfortable walking distance and the town centre is only a short bus or bike ride away. Ofsted list eight primary schools and a secondary within a mile radius, all rated 'Good'.

Tenure: Leasehold (125 years from 01/04/2005).

Service Charge: £173.53 per month (subject to annual review).

Council Tax: Band C, Reading Borough Council.

Please Note: This property is currently part-owned by A2Dominion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Reception Room

16' 0" x 10' 9" (4.88m x 3.28m)

Kitchen

10' 7" x 7' 1" (3.23m x 2.16m)

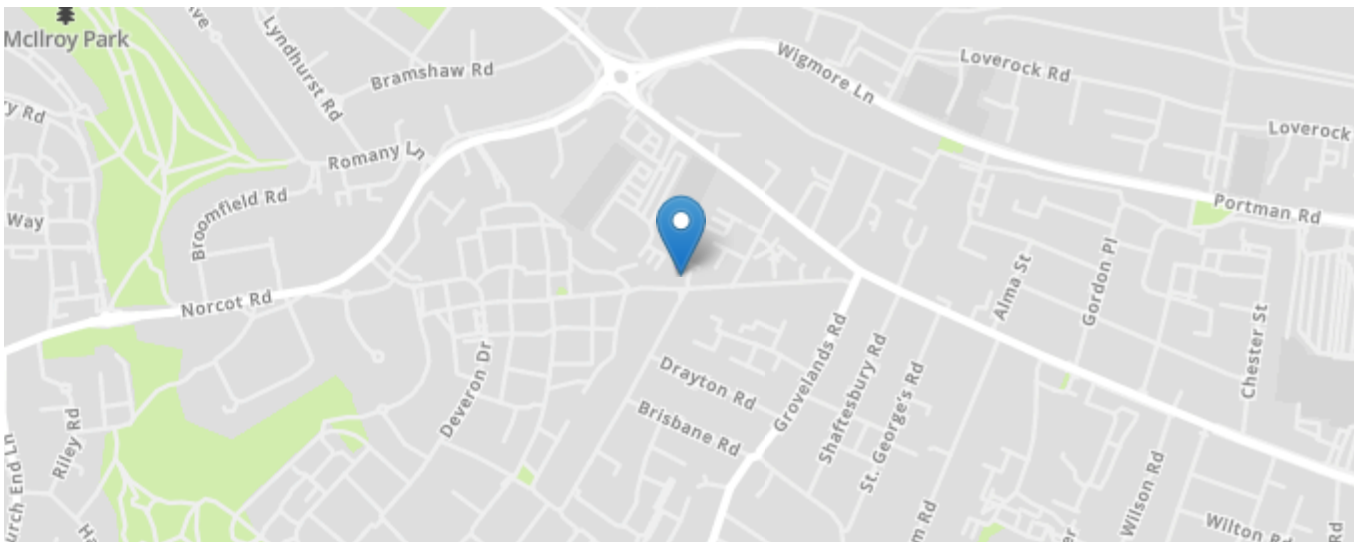
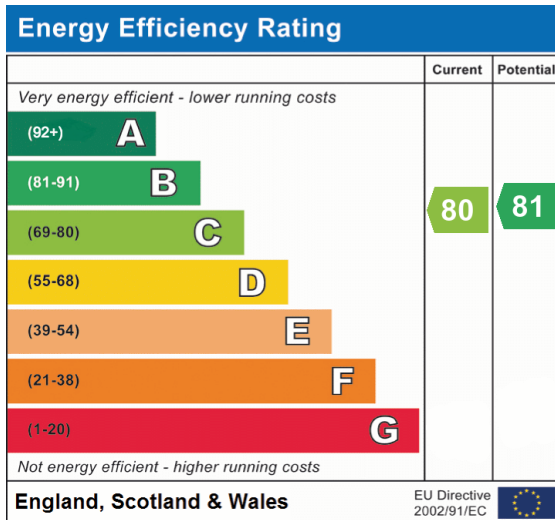
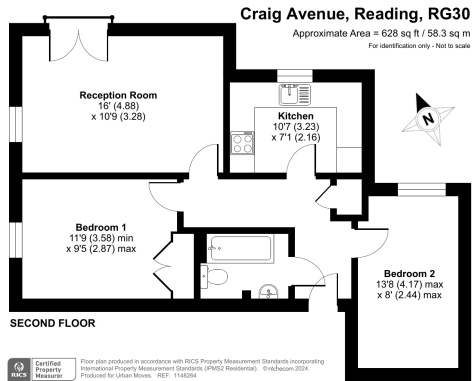
Bedroom 1

11' 9" min. x 9' 5" (3.58m x 2.87m)

Bedroom 2

13' 8" x 8' 0" (4.17m x 2.44m)

Bathroom



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.