



**Trophy House**  
**Great Lea Terrace**  
**Three Mile Cross**  
**Reading**  
**Berkshire**  
**RG7 1PB**

**Offers in Excess of £186,000**

**bettermove**

## Great Lea Terrace Reading

Bettermove are proud to present this 1 bedroom ground floor flat in Three Mile Cross, Reading. This property is available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove. This property is let through a guaranteed rental scheme.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway.

The council tax band is B. This is a leasehold property with 988 years remaining on the lease; the ground rent is £0 and the service charge is £20pm. This property is share of freehold and owns 3 shares of the freehold to this building.

The interior of this beautifully presented property comprises a spacious living room and kitchen area, bedroom and bathroom on the ground floor. The exterior boasts a private rear court yard, perfect for enjoying the summer months.

Located in the popular town of Three Mile Cross, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from the M4, A33 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

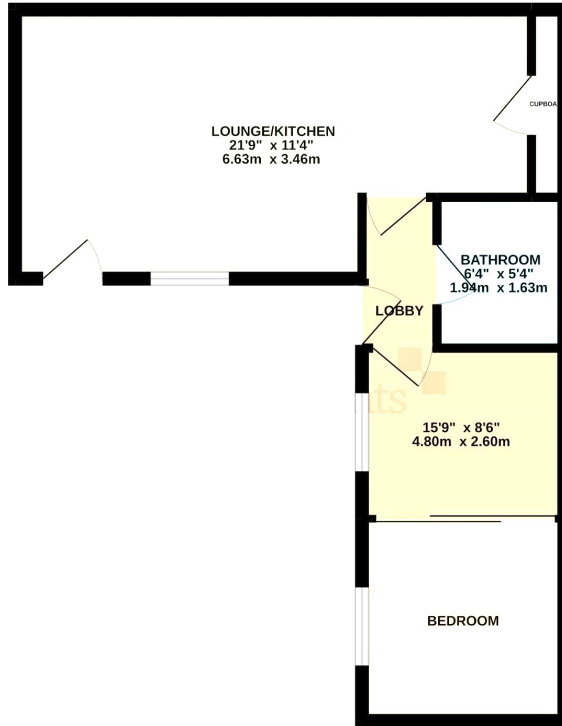
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.





GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA - 422 sq.ft. (39.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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