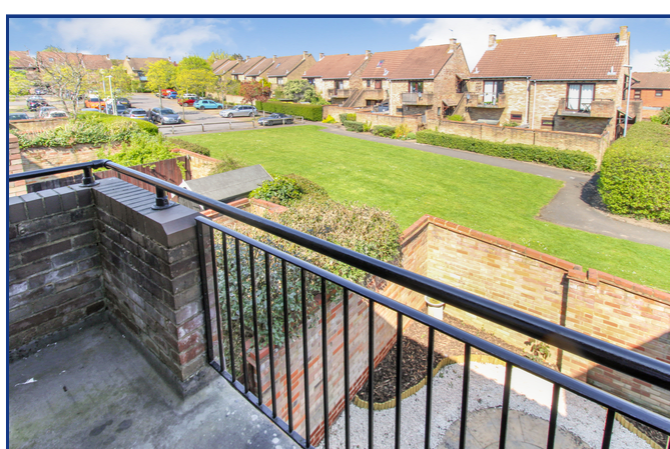
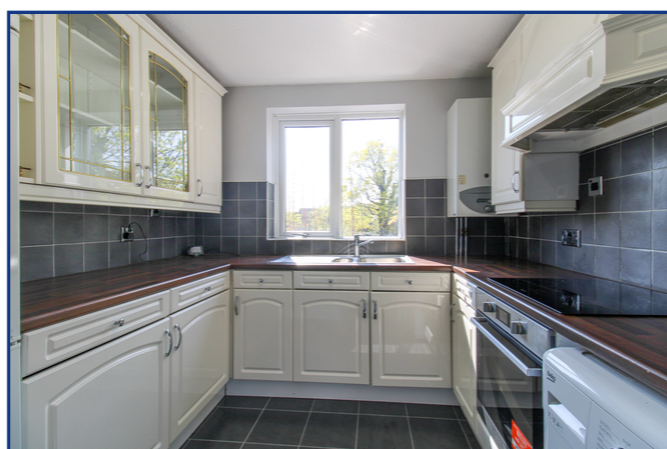
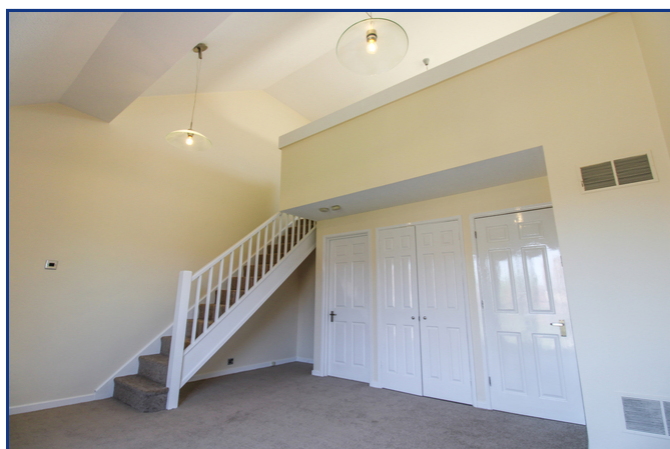


Maiden Place, Lower Earley, Reading, Berkshire.  
RG6 3HA.



3 Maiden Lane Centre  
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Maiden Place, Lower Earley, Reading, Berkshire.  
RG6 3HA.

£230,000 Leasehold

**\*\*NO ONWARD CHAIN\*\*** 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 that has recently been redecorated throughout. The property is situated in a nice position overlooking a green, within walking distance of Sainsbury's local and other shops & amenities. Accommodation includes a galleried double bedroom, lounge, modern kitchen and a modern bathroom. Other features include gas warm air heating, double glazing, balcony and a pleasant good sized private enclosed garden. The lease has also been extended and is approx. 110 years remaining.

- NO ONWARD CHAIN
- Galleried Bedroom
- First Floor Maisonette
- Well Presented Throughout
- Modern Kitchen & Bathroom
- Overlooking A Green
- Balcony
- Private Garden
- Ideal For First Time Buyers & Investors

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

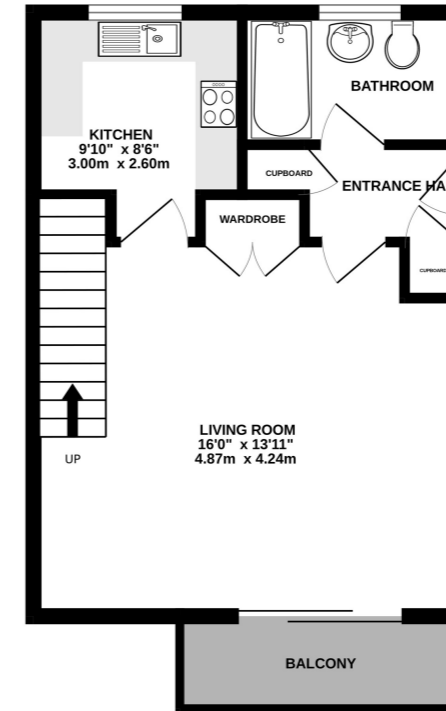
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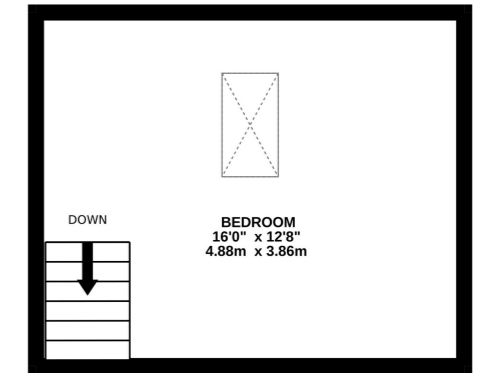
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GROUND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR  
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA: 554 sq.ft. (51.5 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.  
Made with Metroplan 5/2023

## Property Description

### First Floor

### Entrance Hall

### Living Room

4.87m x 4.24m (16' 0" x 13' 11")

### Kitchen

3m x 2.6m (9' 10" x 8' 6")

### Bathroom

### Second Floor

### Bedroom

4.88m x 3.86m (16' 0" x 12' 8")

### Outside

### Balcony

### Private Garden

### Leasehold Information

The vendor has confirmed the lease has approx. 110 years remaining. The service charge is £359.27 per 6 months. The ground rent is £75 per 6 months. \*TBC VIA SOLICITORS\*

### Council Tax Band

B

