



Lansdowne House, Moulsoford Mews, READING

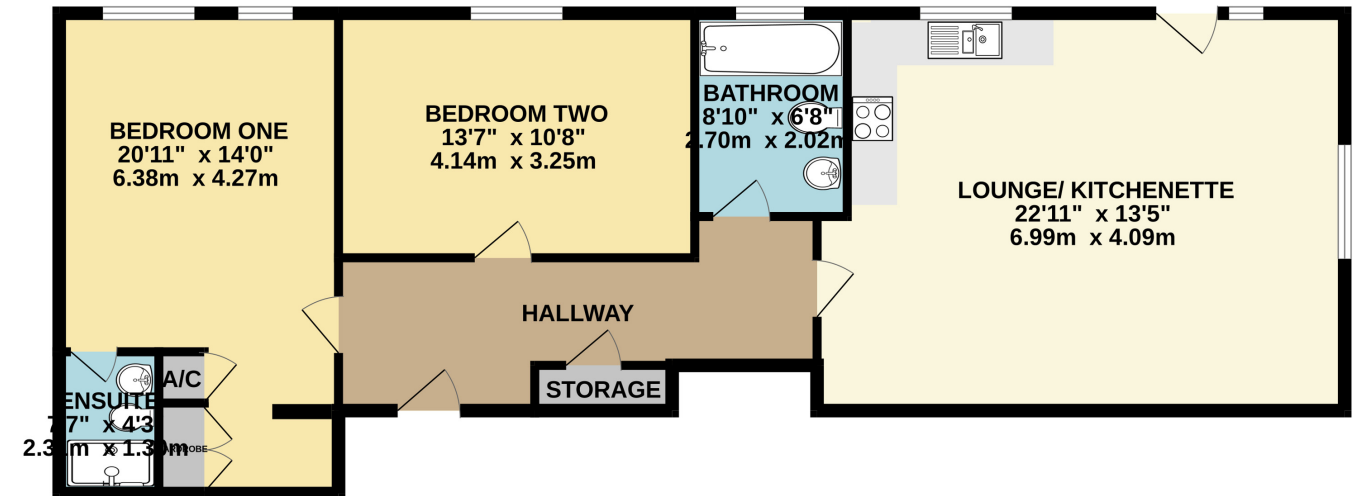
£229,950 Leasehold

Arins Tilehurst - Offered to the market with no onward chain complications is this third floor two double bedroom apartment, which is situated on the popular west village development. The property has excellent access to Reading town centre, Reading West train station and is close to various shops and amenities including a Tesco superstore and Costa coffee shop. Further accommodation includes a lounge/ kitchenette, an ensuite shower room, and a separate bathroom. Other features include gas heating, telephone entry system, and secure allocated undercroft parking.

- Two Double Bedrooms
- Lounge/ Kitchenette
- Ensuite Shower Room
- Separate Bathroom
- Secure Allocated Parking
- Telephone Entry System
- Gas Heating System
- No Onward Chain



GROUND FLOOR
996 sq.ft. (92.5 sq.m.) approx.



LANSDOWNE HOUSE
TOTAL FLOOR AREA : 996 sq.ft. (92.5 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 Metropix ©2024

Property Description

Third Floor

Entrance Hall

Telephone entry phone, storage cupboard and access to all rooms.

Lounge

22' 11" x 13' 5" MAX (6.99m x 4.09m) Dual aspect double glazed windows, Juliet balcony, TV point, telephone point, double radiator. Kitchen - vinyl flooring, range of base and eye level units, one and a half bowl with drainer, electric hob with extractor fan and single oven, built in fridge freezer and washing machine.

Bedroom One

20' 11" x 14' 0" MAX (6.38m x 4.27m) Rear aspect double glazed window, built in double wardrobe, airing cupboard, TV point, double radiator, access to ensuite shower room.

Ensuite Shower Room

7' 7" x 4' 3" (2.31m x 1.30m) Fitted shower cubicle, low level WC, pedestal wash basin, heated towel rail, tiled flooring, extractor fan and shaver point.

Bathroom Two

13' 7" x 10' 8" (4.14m x 3.25m) Rear aspect double glazed window, double radiator.

Bathroom

8' 10" x 6' 8" (2.69m x 2.03m) Rear aspect double glazed window, panel enclosed bath with shower, pedestal wash basin, low level WC, shaving point, tiled flooring and heated towel rail.

Outside

Parking

Secure undercroft car park providing allocated parking.

Lease Information

Length of Lease Remaining - 113 years approximately.
Current Service Charge - £4,645 per annum.
Current Ground Rent - £400 per annum.
Date of Ground Rent Review - Jan 1st 2027, then every 15 years thereafter.

All this information has been provided by the current owner, and will be confirmed through solicitors.

Council Tax Band