



28 Maiden Lane Centre, Lower Earley, Reading, Berkshire. RG6 3HD. OIEO £250,000 Leasehold

Situated in the sought-after Maiden Place development, this beautifully presented two-bedroom split-level maisonette is an ideal purchase for first-time buyers or investors. The property has been well maintained and was refurbished by the previous owner in recent years. Located within the Maiden Lane Centre, it benefits from convenient access to a Sainsbury's Local, a variety of shops, and other essential amenities. Excellent transport links are nearby, including the A329 and M4 motorway, as well as bus routes to Reading Town Centre. The accommodation comprises a porch, a spacious living area, and a refitted kitchen/dining room. There are two bedrooms with fitted wardrobes and a modern bathroom. Additional features include UPVC double glazing, gas central heating, a private balcony, two external storage cupboards, and ample communal parking. The property also benefits from approximately 88 years remaining on the lease, with relatively low leasehold charges.

- Split Level Maisonette
- Two Bedrooms
- Large Private Balcony
- Outside Storage Cupboards
- Gas Central Heating
- UPVC Double Glazing
- Plenty Of Parking
- Fitted Wardrobes To Bedrooms
- Excellent Condition Throughout





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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Property Description

First Floor

Porch

Living Room

4.85m x 3.62m (15' 11" x 11' 11")

Kitchen/Dining Room

4.88m x 3.59m (16' 0" x 11' 9")

Second Floor

Landing

Bedroom One

3.86m x 2.63m (12' 8" x 8' 8")

Bedroom Two

2.72m x 2.54m (8' 11" x 8' 4")

Bathroom

Outside

Private Balcony

Outside Storage Cupboards

Leasehold Information

Lease term of 125 years from 1988. Approx. 88 years remaining.

Ground rent approx. £100 per annum.

Service charge approx. £346.32 per annum.

Buildings insurance approx. £151 per annum.

TBC via solicitors.

Council Tax Band

C

