

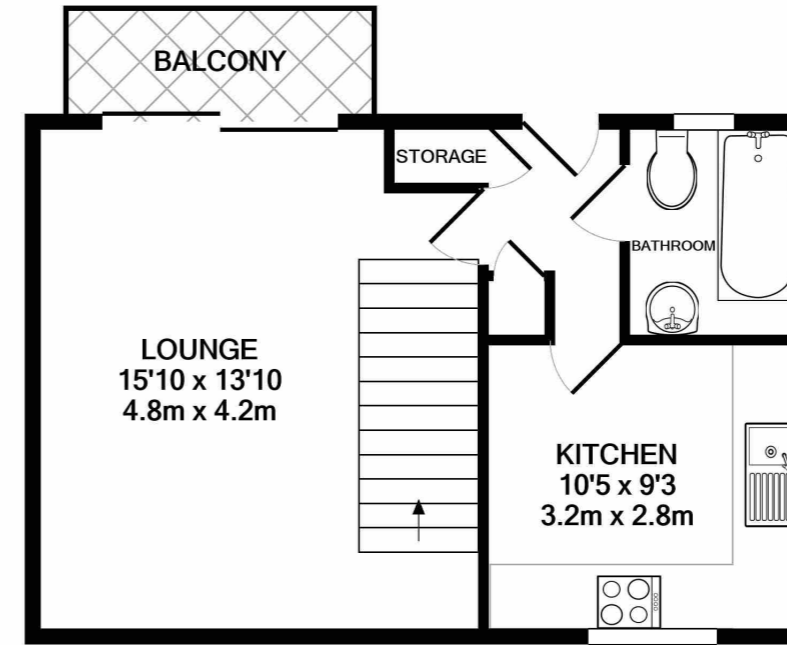
**137 Maiden Place, Lower Earley, Reading,  
Berkshire. RG6 3HE.**

**£225,000 Leasehold**

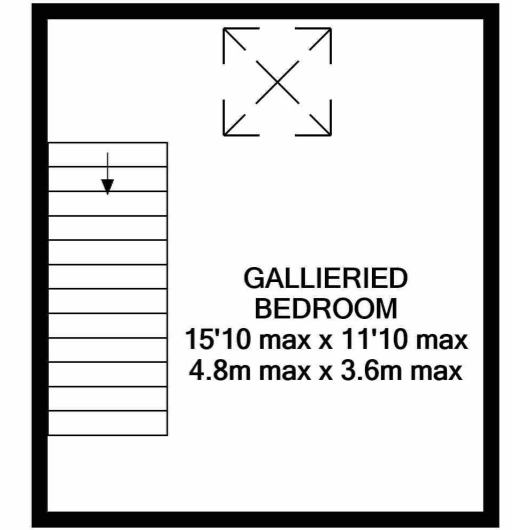
Situated in the popular Maiden Place development, as an ideal purchase for first time buyers or investment buyers, is this very well presented galleried maisonette. The property is situated within walking distance of Sainsbury's local and other shops & amenities. Accommodation includes a galleried double bedroom, lounge, modern kitchen and bathroom. Other features include recently installed gas central heating with a new boiler, double glazing, balcony and a pleasant private enclosed garden.

- Galleried Maisonette
- Well Presented Throughout
- Modern Bathroom
- Modern Kitchen
- Balcony
- Pleasant Private Garden
- New Boiler & Radiators
- Plenty Of Parking





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

#### Entrance Hall

#### Kitchen

10' 5" x 9' 11" (3.17m x 3.02m)

#### Bathroom

#### Lounge/Dining Room

15' 10" x 13' 10" (4.83m x 4.22m)

### Second Floor

#### Galleried Bedroom

15' 10" x 11' 10" (4.83m x 3.61m)

### Outside

#### Balcony

#### Private Enclosed Garden

#### Lease

Length of lease = 113 Years (was set to 125 years in 2009)

Ground rent = £100 Per Year

Service Charge = £309.64 each 6 months

#### Council Tax Band

B