

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



3 Maiden Lane Centre
Berkshire
Reading RG6 3HD
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Berkshire. RG6 3HA.

£215,000 Leasehold

NO 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 is tucked away overlooking a green. 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 a modern bathroom. Other features include gas central radiator heating, double glazing, balcony and a pleasant private enclosed garden. The lease has also been extended and there is approx. 149 years remaining, the service charge is £322.41 per 6 months and there is no ground rent.

- Galleried Maisonette
- Kitchen with Appliances
- Modern Bathroom with Shower over Bath
- Balcony Over Looking A Green
- Private Garden
- Gas Central Heating & UPVC Double Glazing
- Spacious Living Room
- Double Bedroom
- No Onward Chain
- Long Lease

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.

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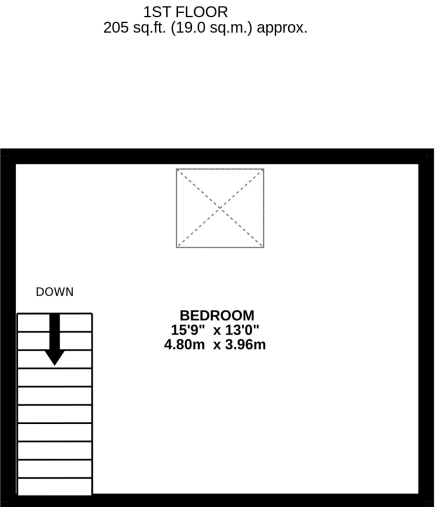
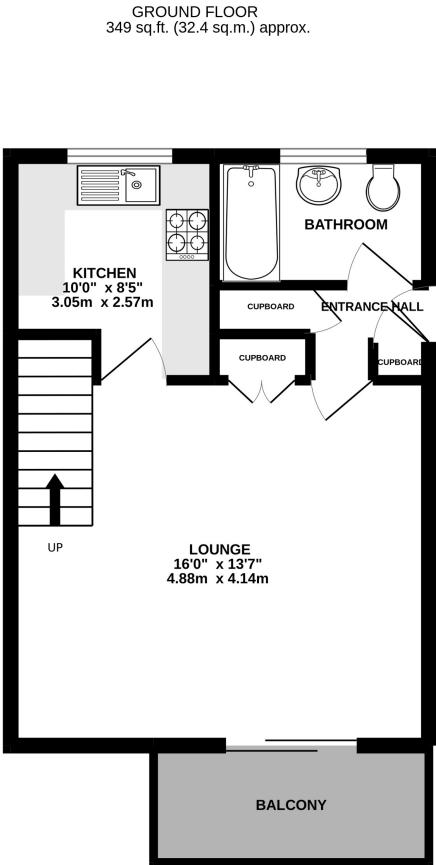


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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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.
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Property Description

First Floor

Entrance Hall

Bathroom

Living Area

16' 0" x 13' 7" (4.88m x 4.14m)

Kitchen

10' 0" x 8' 5" (3.05m x 2.57m)

First Floor

Bedroom

13' 0" x 15' 9" (3.96m x 4.80m)

Outside

Private Garden

Balcony

Lease Details

The lease term is 163 years from 24th June 2009.
The service charge is £322.41 per 6 months.
There is NO ground rent.
TBC via solicitor.

Council Tax Band

B

