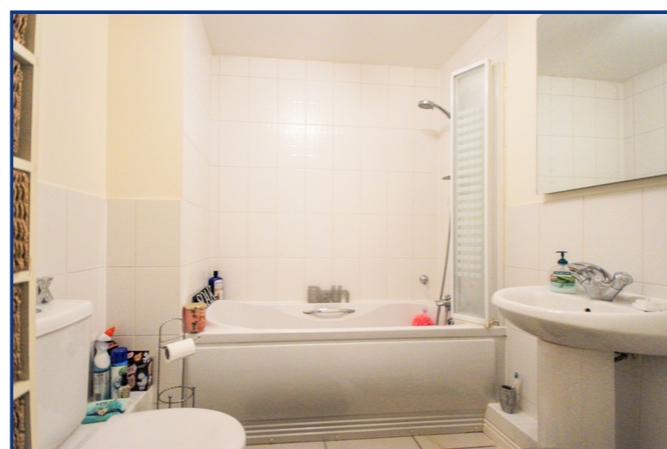


71 Little Horse Close, Earley, Reading, Berkshire.
RG6 7HL.



3 Maiden Lane Centre
Berkshire
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71 Little Horse Close, Earley, Reading, Berkshire.
RG6 7HL.

£270,000 Leasehold

Situated in a pleasant cul-de-sac overlooking a park, is this very well presented ground floor apartment which is situated with walking distance to both Earley and Winnersh Triangle train stations. The property is also conveniently located close to local shops, A329, and M4 motorway while also being on a bus route to Reading town centre. The accommodation offers a 23ft lounge/dining room, a modern fitted kitchen, two double bedrooms with an en suite shower room and fitted wardrobes to the master bedroom, plus a separate bathroom. Further benefits include, gas central heating, UPVC double glazing, a telephone entry system, allocated parking directly in front of the property & visitor parking, secure bike shed and communal gardens. There will also be a brand new lease.

- Brand New Lease
- Ground Floor Apartment
- Two Double Bedrooms
- Ensuite Shower Room
- Lounge/ Dining Room
- Telephone Entry System
- Gas Central Heating
- Allocated & Visitor Parking
- Communal Gardens
- Secure Bike Shed

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.

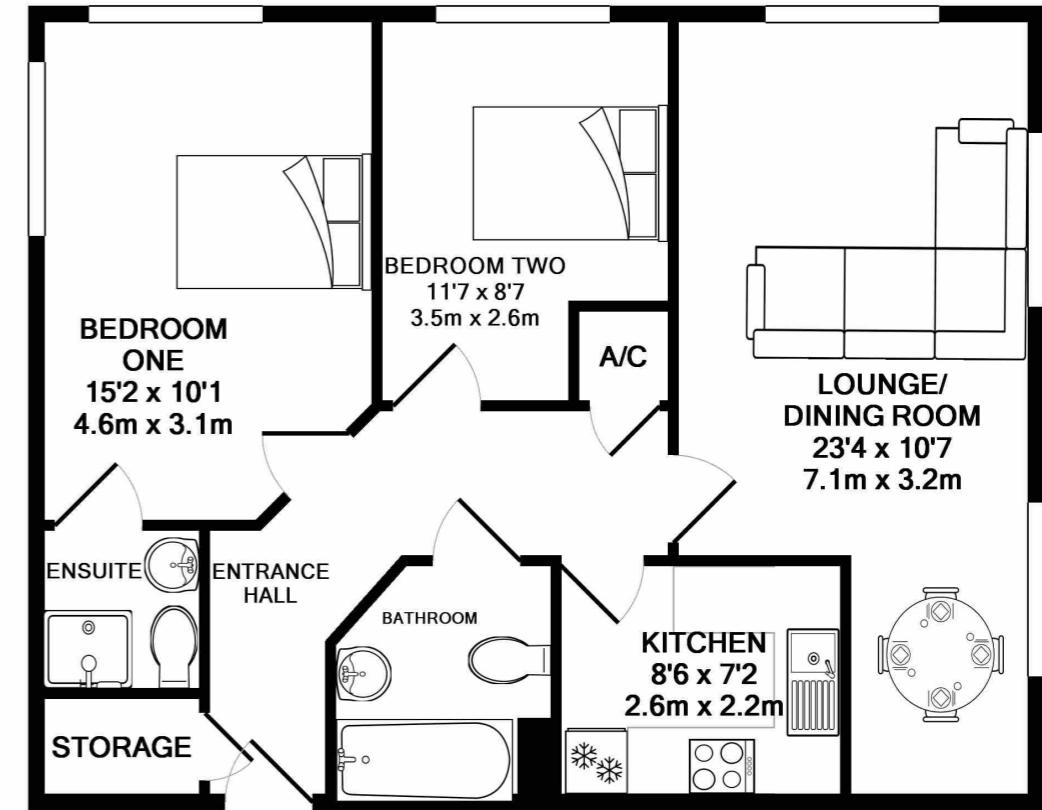


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

71 Little Horse Close, Earley, Reading, Berkshire.
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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

Ground Floor

Entrance Hall

Lounge/Dining Room

23' 4" MAX x 10' 7" MAX (7.11m x 3.23m)

Kitchen

8' 6" x 7' 2" (2.59m x 2.18m)

Bedroom One

15' 2" x 10' 1" (4.62m x 3.07m)

Ensuite Shower Room

Bedroom Two

11' 7" x 8' 7" (3.53m x 2.62m)

Family Bathroom

Outside

Allocated & Visitor Parking

Communal Gardens

Secure Bike Shed

Lease Information

Lease will be brand new term. Current charges:
Service Charge: Approx. £195 per month over a 10 month period
Ground Rent: £75 per 6 months
TBC via solicitors, as may change with the lease extension.

Council Tax Band

C