



Brunswick Hill, Reading, Berkshire.

**£249,750 Share of
Freehold**

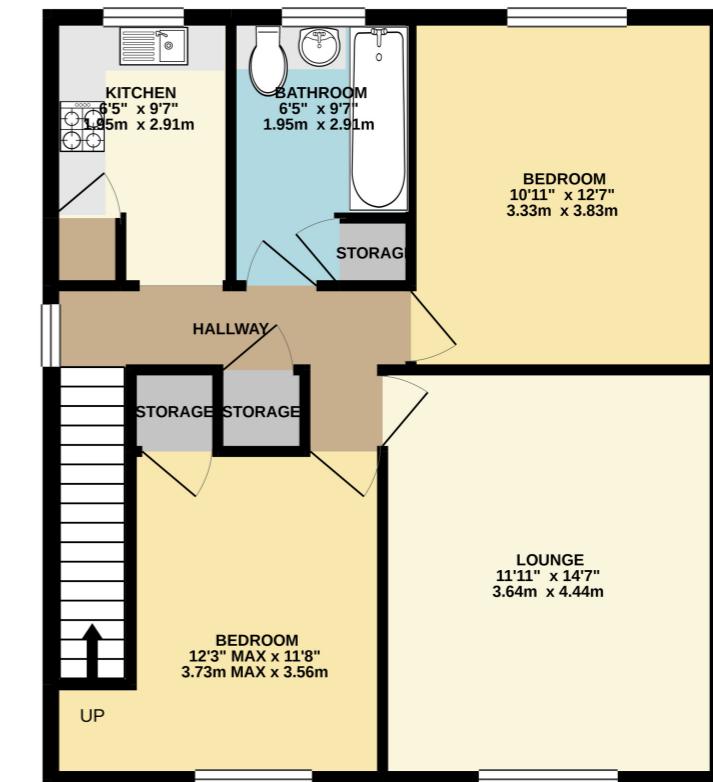
Offered to the market is this very well presented two bedroom first floor maisonette. The property is within walking distance of Reading town centre, which includes the The Oracle shopping centre and Reading train station, while being close to a local bus route and has access to various local amenities. Further accommodation includes a lounge, refitted kitchen and a refitted bathroom. Other features include gas central heating, double glazed windows, one allocated parking space, a garage, and a communal garden.

- Two Double Bedrooms
- Refitted Kitchen
- Refitted Bathroom
- Garage & Allocated Parking
- Communal Gardens
- Close to Reading Town Centre
- Close to Reading West Train Station
- Gas Central Heating





GROUND FLOOR
644 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, rooms and other items are approximate and must not be relied upon for the fitting of furniture or other items. 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 current or effective condition can be given.
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Property Description

First Floor

Hallway

Entrance to all first floor rooms, side aspect double glazed window, single radiator, loft hatch, storage cupboard.

Lounge

14' 7" x 11' 11" (4.45m x 3.63m) Front aspect double glazed window, single radiator, TV point, telephone point.

Kitchen

9' 7" x 6' 5" (2.92m x 1.96m) Rear aspect double glazed window, laminate wood flooring, range of base and eye level units, single sink with drainer, electric hob with extractor hood and single oven, partly tiled walls.

Bedroom One

12' 7" x 10' 11" (3.84m x 3.33m) Rear aspect double glazed window, single radiator.

Bedroom Two

12' 3" x 11' 8" (3.73m x 3.56m) Front aspect double glazed window, single radiator, storage cupboard.

Bathroom

9' 7" x 6' 5" (2.92m x 1.96m) Rear aspect double glazed window, laminate flooring, panel enclosed bath with shower, wash basin with vanity unit, low level w/c with hidden cistern, storage cupboard, heated towel rail, extractor fan.

Outside

Parking

One allocated parking space located in front of the garage.

Rear Garden

Private communal garden with allocated areas belonging to each maisonette.

Lease Information

Length of Lease - 121 years.
Current Service Charge - £65 per month.
Current Ground Rent - N/A

Council Tax Band

