



Holymead, Calcot, Reading, Berkshire.

£250,000 Leasehold

Offered to the market is this extremely well presented two bedroom first floor apartment, the property is on a bus route which leads to Reading town centre and Reading train station which includes the Elizabeth Line, while having excellent access to junction 12 of the M4 motorway, and is close to Linaer park plus various local shops and amenities such as Sainsbury's, ikea, Lidl and Aldi. Further accommodation includes a lounge, fitted kitchenette with integrated appliances and a family bathroom. Other features include gas central heating, double glazed windows, allocated parking, a telephone entry system and a communal bike shed and garden.

- Two Bedrooms
- Integral Kitchen Appliances
- Allocated Parking
- Telephone Entry System
- Gas Central Heating
- Communal Garden
- Communal Bike Shed
- Open Plan Living Area



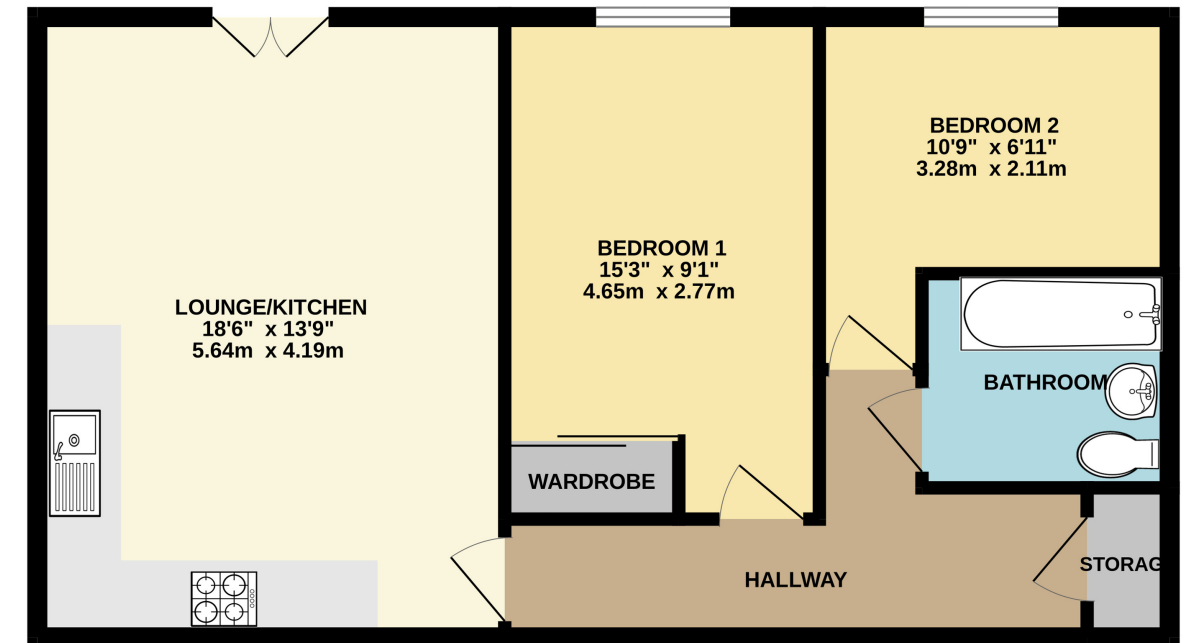
Holymead, Calcot, Reading, Berkshire.



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GROUND FLOOR



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

Lounge/ Kitchenette

18' 6" x 13' 9" (5.64m x 4.19m)

Bedroom One

15' 3" x 9' 1" (4.65m x 2.77m)

Bedroom Two

10' 9" x 6' 11" (3.28m x 2.11m)

Bathroom

Outside

Allocated Parking Space

Communal Garden

Communal Areas

Include communal secure hallways, bins and bike storage area.

Leasehold information

Leasehold

Ground Rent £250 pa

Maintenance Charges £1766 pa

The lease term is 125 years from 2011

Please note this information has been supplied by the seller and should be confirmed with your own solicitor.

Council Tax Band

C