

## March House Flat 8, 29, Carol Grove Reading RG2 9UL



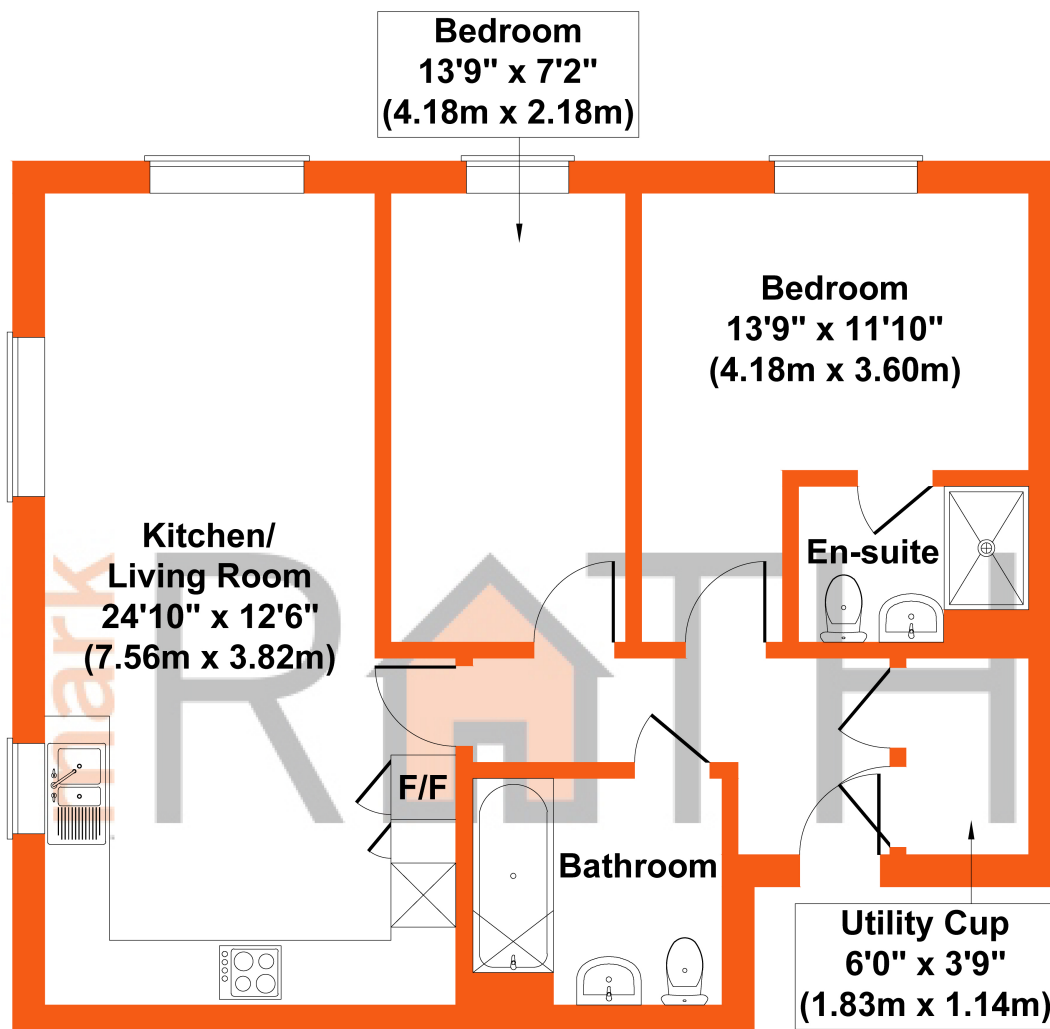
AN IDEAL FIRST TIME PURCHASE! Located within the Arborfield Green development, a beautifully presented, light and airy top floor apartment offered to the market in pristine showhome condition and with no onward chain. A secure communal main entrance leads to the stairwell serving all levels. Personal front door into the 701 sq ft of accommodation which offers a good size hall with ample storage, c.25' x 12'6" dual aspect kitchen/living room; kitchen area with fitted appliances, master bedroom with ensuite shower room, double bedroom two and a family bathroom. The apartment has the expected uPVC double glazing and gas radiator heating contributing to an excellent EPC rating B. Outside there are communal areas with a secure bike store, bin store and an allocated parking space plus visitor spaces. Lease details; 999 years from 1st October 2018 with a peppercorn ground rent. Charges for the yearly period 1st October 2024 to 30th September 2025 – Service charge £1,279.79, Estate charge £232.46 and Parking charge £76.35. For more detailed material property information please click on the various brochure links.

### Offers In Excess Of £300,000 Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



**Approx. Gross Internal Floor Area 701 sq. ft. (65.1 sq. m.)**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances,  
their sizes and locations, are approximate only.  
They cannot be regarded as being a representation by the seller, nor their agent.

**Produced by The Plan Portal 2025**



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.