

Basing House, Moulsoford Mews, Reading.

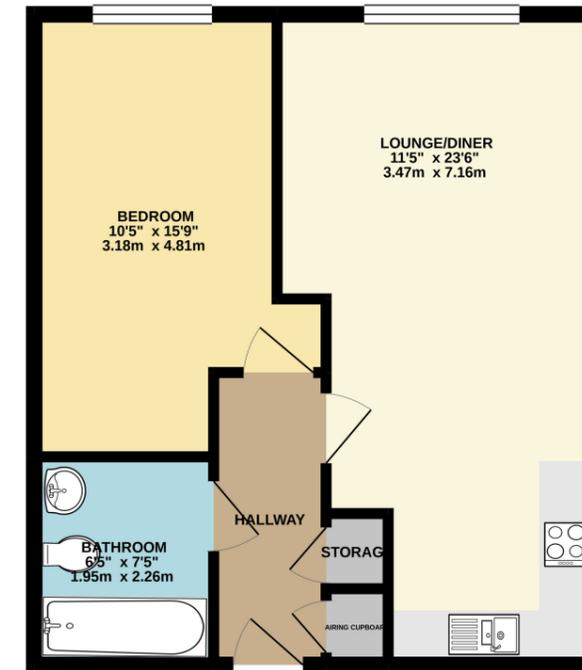
£175,000 Leasehold

Offered to the market is this very well presented one bedroom third floor apartment. The property benefits from a communal garden, is within walking distance of Reading west train station, while being close to the 17 bus route and has immediate access to various local shops and amenities. Further accommodations includes an open plan lounge kitchenette, a lovely family bathroom and secure underground parking. Other features include gas central heating, secure telephone entry system and a lift which has access to all floors.

- One Bedroom
- Open Plan Lounge Kitchenette
- Bathroom
- One Allocated Parking Space
- Close to Reading Town Centre
- Close to Public Transport
- Telephone Entry System
- Communal Garden



GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 466 sq.ft. (43.3 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 misstatement. 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**

**Third Floor**

**Entrance Hall**

Access to all rooms, airing cupboard, storage cupboard, single radiator, telephone entry system.

**Lounge Kitchenette**

23' 6" x 11' 5" (7.16m x 3.48m) Rear aspect double glazed window, two double radiators, television point, kitchen - downlights, range of base and eye level units, one and a half sink with drainer, electric hob with extractor hood, space for washing machine, tiled flooring.

**Bedroom**

15' 9" x 10' 5" (4.80m x 3.17m) Rear aspect double glazed window, double radiator.

**Bathroom**

7' 5" x 6' 5" (2.26m x 1.96m) Tiled flooring, pedestal wash basin, low level wc, panel enclosed bath with shower, heated towel rail, extractor fan.

**Communal Areas.**

**Communal Entrance Area**

Communal doors, stairs leading to all floors, access to lifts, bike store and secure parking area.

**Parking**

One allocated parking space within a secure underground parking area.

**Residence Only Communal Garden**

The communal garden benefits from wooden bench's, lawned and paved areas, can only accessed from secured coded gates or doors.

**Lease Information**

Remaining years on lease - 118 years.  
Current Service Charge - £220 pcm.  
All information is provided from the current owner.

**Council Tax Band**

