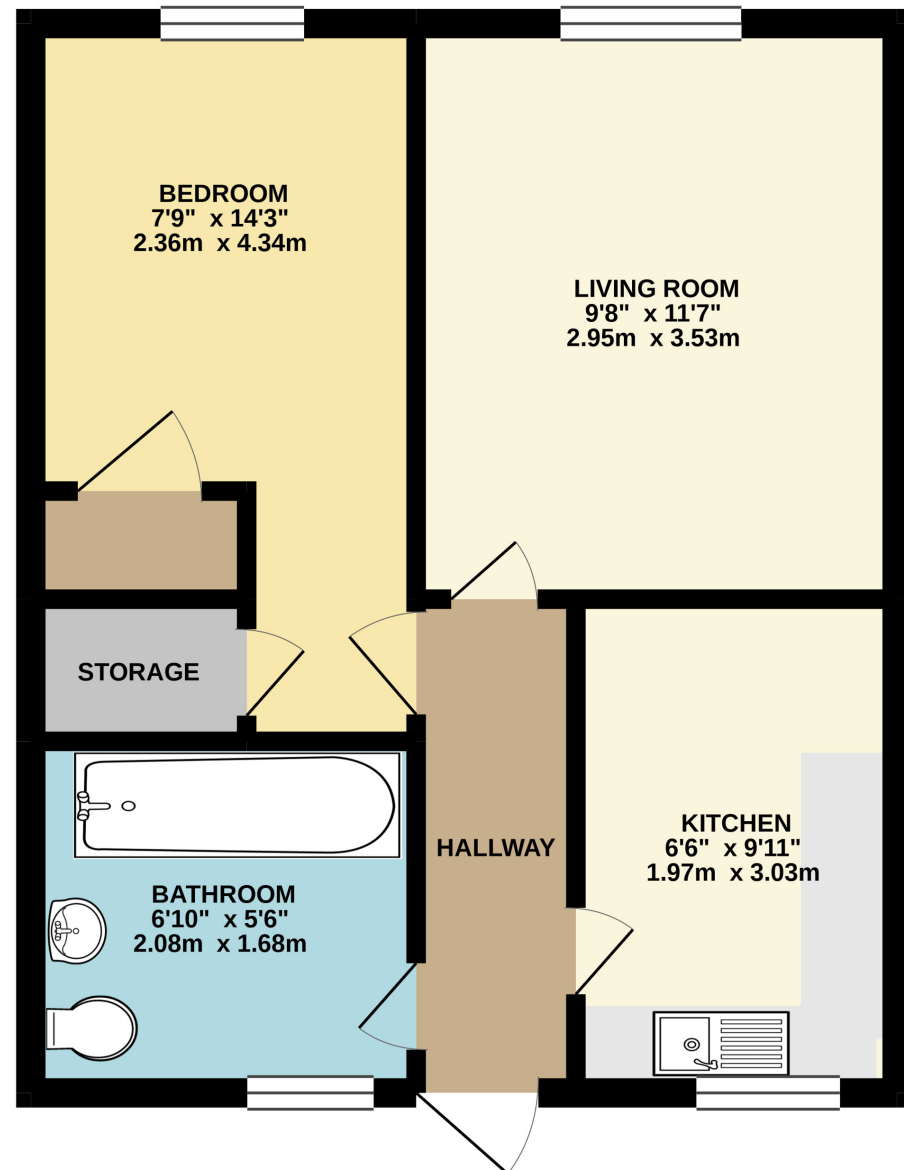


GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 375 sq.ft. (34.9 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 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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Derrick Close, Calcot, Reading.

Leasehold P.O.A.

Offered to the market is this ideal investment opportunity with the option to keep the current tenant or to purchase with no onward chain complications. This one bedroom ground floor maisonette, has excellent access to the M4 motorway, is very close to a bus route leading to Reading town centre, while being close to various local shops and amenities including a Sainsbury's and IKEA store, and is also very close to the popular Linear Park. Further accommodation includes a lounge, separate kitchen, and a fitted bathroom. Other features include gas central heating, double glazed windows, and an allocated parking space.

- One Bedroom Maisonette
- Lounge
- Separate Kitchen
- Bathroom
- Allocated Parking Space
- Double Glazed Windows
- Close to M4 Motorway
- No Onward Chain



Property Description

Ground Floor

Entrance Hall

Access to available all rooms.

Lounge

11' 7" x 9' 8" (3.53m x 2.95m) Rear aspect double glazed window, single radiator, television point.

Separate Kitchen

9' 11" x 6' 6" (3.02m x 1.98m)

Front aspect double glazed window, a range of base and eye level units, single bowl with drainer, space cooker, plumbing for washing machine, vinyl flooring and wall mounted boiler.

Bedroom

14' 3" x 7' 9" (4.34m x 2.36m) Rear aspect double glazed window, built in wardrobe, separate cupboard, single

radiator.

Bathroom

6' 10" x 5' 6" (2.08m x 1.68m) Front aspect double glazed window, panel enclosed bath with shower attachment, low level WC, pedestal wash basin, tiled walls, single radiator, vinyl flooring, extractor fan.

Outside

Parking

One allocated parking space.

Lease Information

Service Charge - £0 pa
Ground Rent - £250 pa

Council Tax Band

