



Russell Street, , Reading, RG1 7XF

£199,950

Walmsley

## Russell Street, , Reading, RG1 7XF

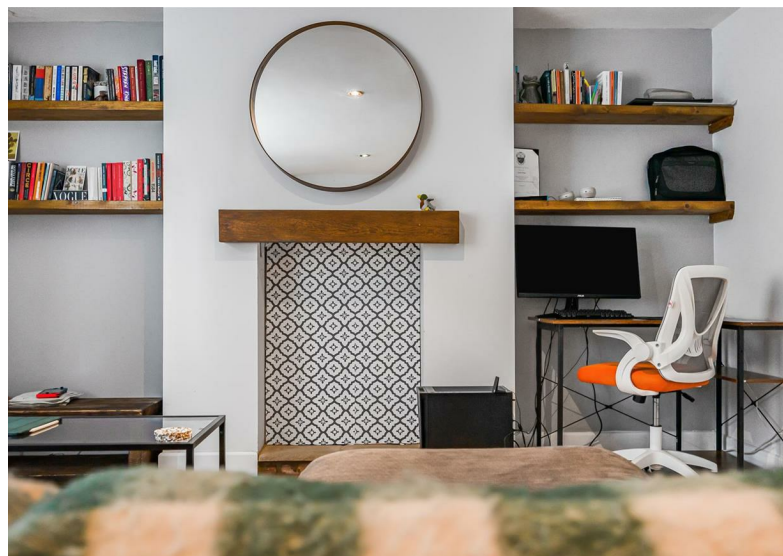
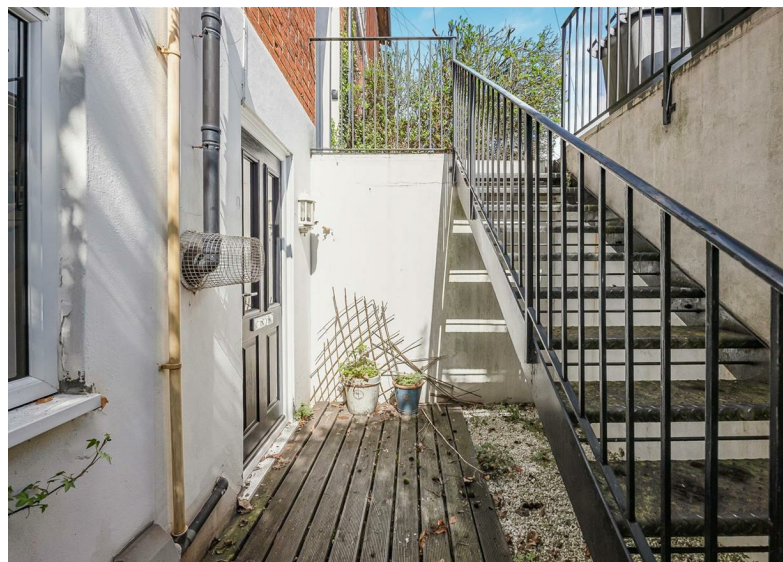
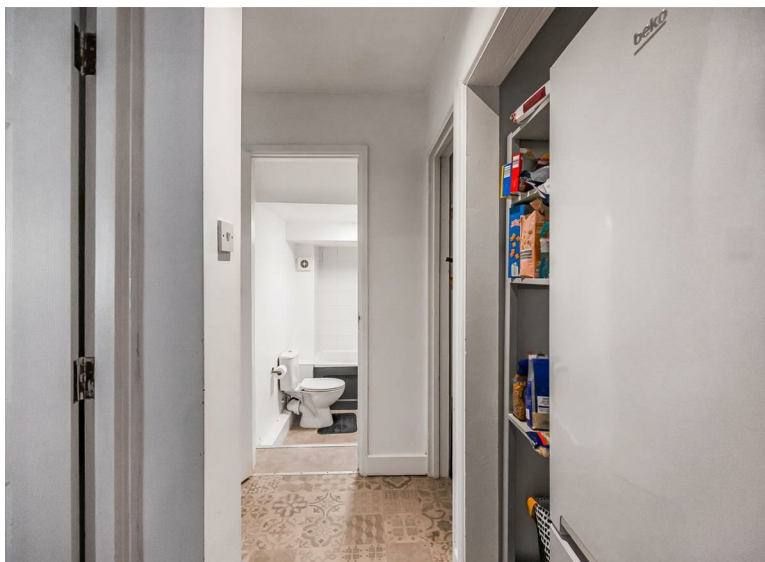
Walmsley Estate Agency are pleased to offer the market this superb lower ground floor period conversion, with its own private entrance in a most convenient location for central Reading set in this attractive Conservation area. The property has the unusual benefit of communal use of a laundry room on the first floor and access to shared rear garden with own private parking beyond. The accommodation comprises living/dining room, kitchen, bathroom and a double bedroom. The flat is leasehold but comes with a share of the freehold for ultimate control of property maintenance matters.

### Lease information

- \* Length of lease: 125 years from 1986; 85 years remaining
- \* Service charge £840 per year.
- \* Ground rent not payable.

## Tenure - Leasehold





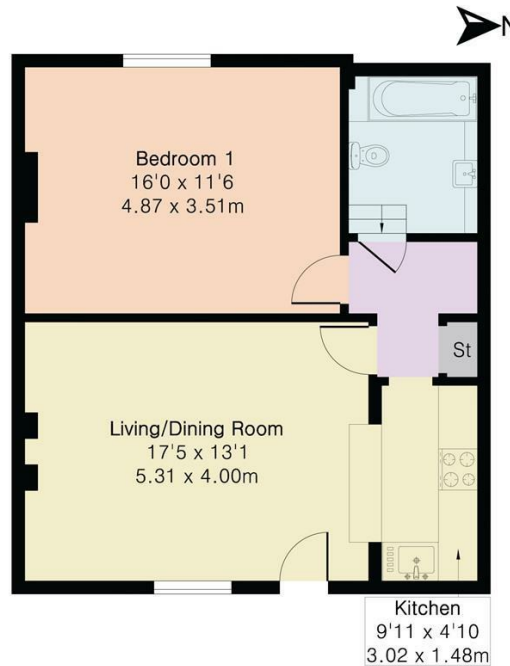
- Conservation area
- Period conversion
- Well presented
- Double bedroom
- Close to station
- No onward chain







Approximate Gross Internal Area 594 sq ft - 55 sq m



Lower Ground Floor Flat



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: [cavershamsales@walmsley.co.uk](mailto:cavershamsales@walmsley.co.uk) [www.walmsley.co.uk](http://www.walmsley.co.uk)

0118 947 0511

