



## £235,000 Leasehold

14 Hare Warren Court, Reading, RG4 8RU



A spacious ground floor 2 bedroom apartment located in a popular location close to Emmer Green shopping precinct and village centre. Caversham's vibrant centre is within 1.5 miles and there are frequent bus services to reading centre and mainline station. The accommodation comprises - hallway, open plan kitchen/ living room, main bathroom, 2 bedrooms, the master with en-suite and door to communal garden. There are attractive communal gardens and good parking facilities. photos pre-tenancy. Council Tax band D. EPC rating C.

- \* Lease has been extended with approximately 171 years remaining.
- \* Service charge £1650. (01.04.2022 - 31.03.2023)
- \* Ground rent £200 (currently, further 15years, when it will rise to £400 per annum for a term of 33 years, finally rising to £800 per annum for remainder of lease term).

