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Flat 17, 1 Elvian Close, Southcote, Reading, Berkshire, RG30 3FN
Offers In Excess Of £260,000 Leasehold

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Residential Sales & Lettings

- Modern Third (Top) Floor Apartment
- Allocated Parking Space
- Communal Entrance With Intercom Entry System
- Dual Aspect Open Plan Living Space With Juliet Balcony
- 2 double Bedrooms

- Built In 2018, 117 Year Remaining Lease Term
- Well Maintained Residents Communal Gardens
- Entrance Hall With Built In Storage
- Contemporary Fitted Kitchen With Integrated Appliances
- En-suite To Bedroom 1, Separate 3 Piece Bathroom

Built in 2018, this desirable top (Third) floor apartment is located in a sought after small development located just off the A4 Bath Road, approximately 1.5 miles to the west of Reading Town Centre and circa 3 miles from junction 12 of the M4 Motorway. Regular bus services, convenience stores, local pubs and restaurants and Reading West Train Station (Reading Mainline, Theale, Newbury, Basingstoke) as well as green spaces in Prospect Park or meadows with the River Kennet are all within 15 minutes walk.

Set in maintained communal residents gardens and with allocated parking for 1 car plus additional visitor parking available, the property is accessed via communal entrance with intercom entry system.

Positioned in the top corner of the building, this well maintained home boasts great natural light and an elevated outlook. Internal accommodation of 728 sq. ft. (68 sq. m.) the front door opens to a welcoming entrance hall with large built in storage cupboard, stripped wood effect laminate flooring and has doors to all rooms. These comprise of 2 double bedrooms with bedroom 1 featuring an en-suite shower room, a separate bathroom which includes shower over bath and the main living space. This open plan includes dual aspect space offers a contemporary fitted kitchen with a host of integrated appliances, dining area and lounge area with westerly aspect Juliet balcony. Other general points to note include UPVC double glazing and gas fired central heating to radiators.

Suited to owner occupation, ideal for first time buyers or likewise as a buy-to-let investment purchase, this popular property must be seen. Please contact Sansome & George Estate Agents for more information.

Reading Borough Council - Band C

Leasehold information:-

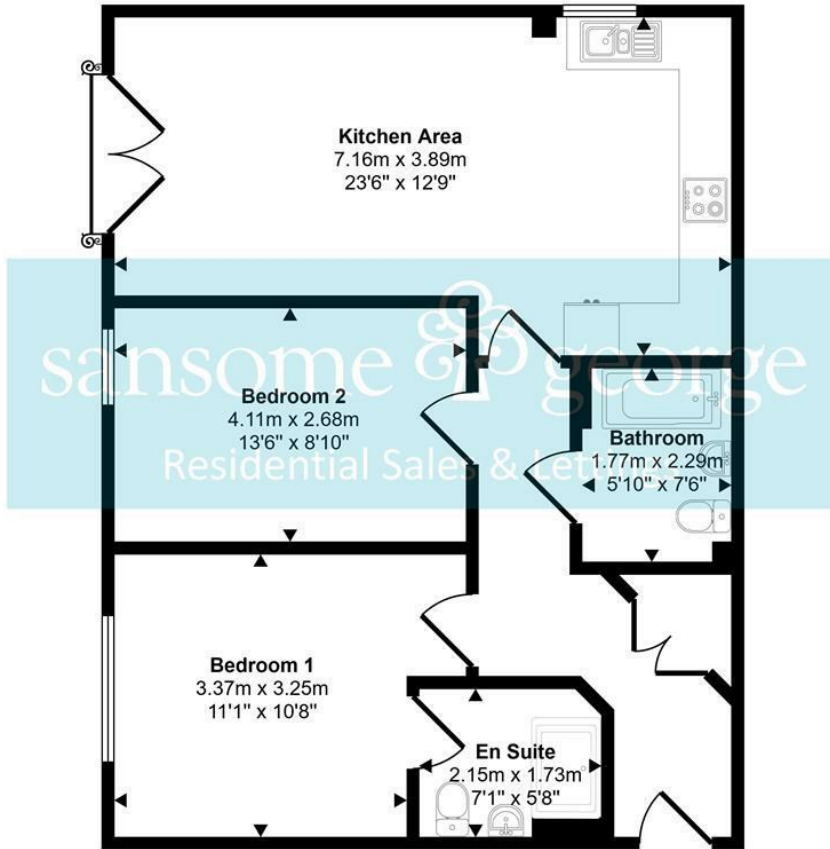
Lease term:- 125 years from 2018 hence circa 117 years remaining

Ground Rent:- £250 per annum

Service/Maintenance Charges:- £1300 per annum

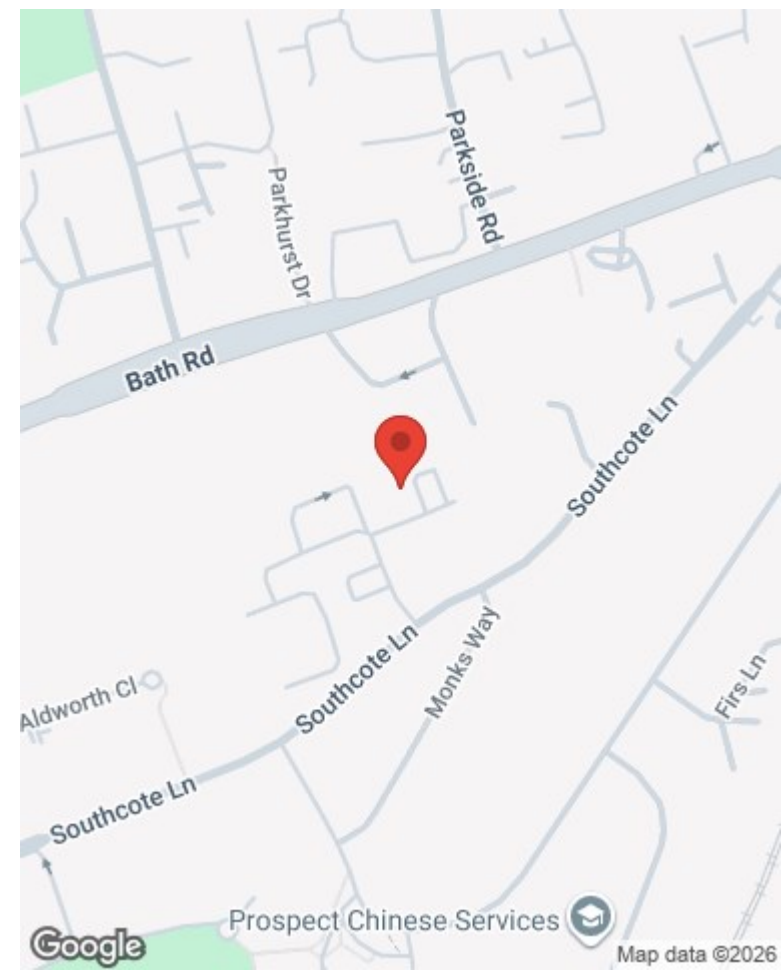


Approx Gross Internal Area
68 sq m / 728 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	84	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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