



sansome  george

34a Baker Street, Reading, Berkshire, RG1 7XY
£250,000 Leasehold

sansome  george
Residential Sales & Lettings

- Unique split level conversion maisonette
- Located within the Russel Street/Castle Hill Conservation Area
- 928 sq. ft. (86 sq. m.) of accommodation over 1st & 2nd floor
- Separate dual aspect 11' x 10' kitchen
- Spacious 3 piece bathroom
- No 'onward chain' complications
- Within minutes walk of Train Station and amenities
- 14' living room with bay window
- 2 'double' bedrooms
- Small outside space to front

Offered with the added advantage of no 'Onward chain' complications, located within the Castle Hill/Russell Street Conservation Area hence within minutes level walk of Reading's thriving Town Centre and both Reading main line Train Station (London Paddington 27 mins) and Reading West Train Station, this generous split level conversion Maisonette offers 928 sq. ft. (86 sq. m.) of well proportioned and versatile accommodation arranged over the first and second floors with it's own private entrance at ground level. A wealth of amenities to include public transport, shops and supermarkets plus gyms, cafes and restaurants are within close proximity.

Passing a small area of outside space ideal for a 'lock up' or bicycle storage with established planted bamboo providing screening, a path continues to an open covered porch over the front door opens to an Entrance Hall where a staircase directly ahead rise to the first floor Landing. This landing services all room on the first floor which comprise of living room with bay window, a spacious dual aspect separate kitchen, generous three piece bathroom with white suite including shower over bath and also bedroom 1 also featuring a bay window. The versatile 2nd bedroom is accessed via a staircase rising from the first floor landing and features side aspect windows and access to built in wardrobe and eaves storage space. Complemented by gas fired central heating to radiators, other notable features include large windows and high ceilings promoting great natural light and a bright and airy atmosphere throughout this sizable property.

Suited to owner occupation or as an attractive 'Buy-to-Let' investment purchase, this generous property must b seen to be appreciated. Please contact Sansome & George for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band B

Leasehold Information:-

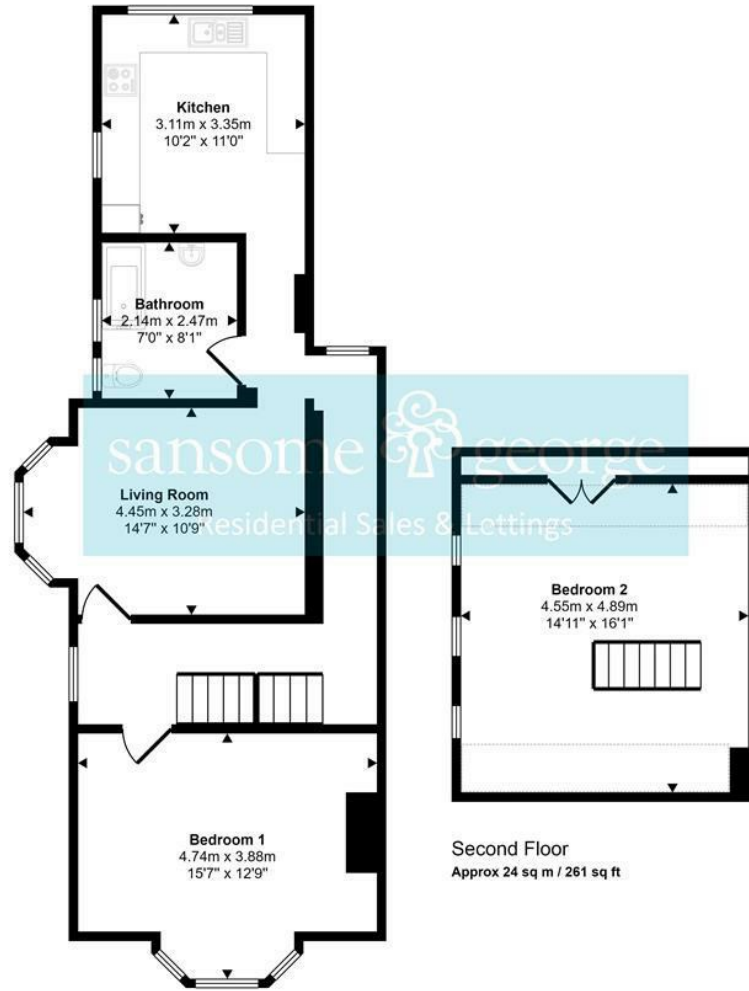
Lease Term:- 134 years 7 months and 5 days from 25/3/1982 (circa 92 years remaining).

Ground Rent:- £250 per annum (fixed)

Maintenance Charges:- Nil, maintained by the owner.



Approx Gross Internal Area
86 sq m / 928 sq ft

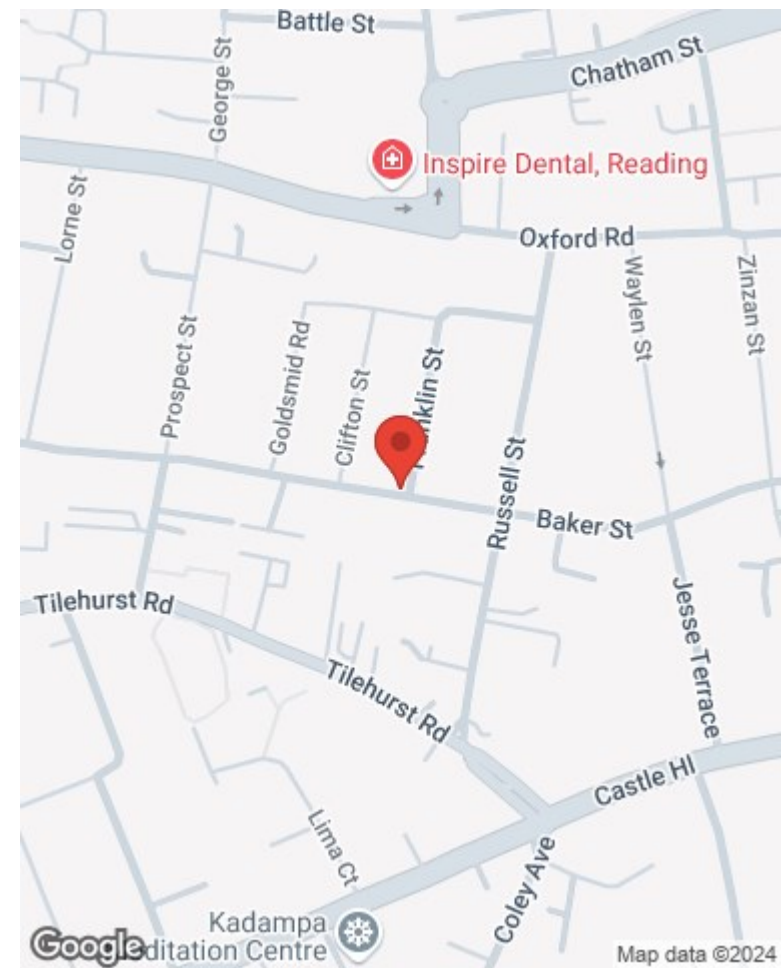


First Floor
Approx 62 sq m / 667 sq ft

Denotes head height below 1.5m

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.

Second Floor
Approx 24 sq m / 261 sq ft

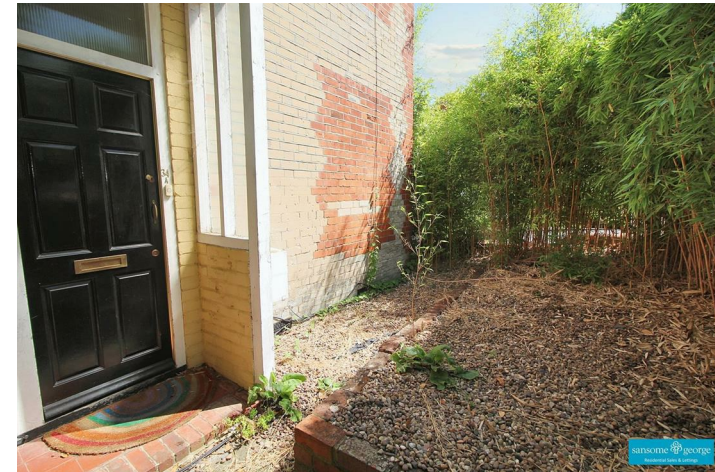


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		56	74
EU Directive 2002/91/EC			

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			

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com