



Ground Floor Flat, 21 St. Edwards Road, Reading, Berkshire, RG6 1NL
Guide Price £200,000 Leasehold - Share of Freehold

sansome  george
Residential Sales & Lettings

- Ground Floor Conversion Flat
- Share of Freehold
- Communal Entrance Porch
- Dual Aspect Bedroom
- UPVC Double Glazing
- No 'Onward Chain' Complications
- Private Rear Garden
- Open Plan Living Room With Kitchen
- 3 Piece Bathroom With Shower Over Bath
- Gas Fired Central Heating To Radiators

Offered to the market with the added advantages of a 'Share of Freehold' and also no 'onward chain' complications, this ground floor conversion apartment is ideally located within 5 minutes walk of a range of services and amenities to include Palmer Park and several frequent bus services as well as a wealth of shops, cafes, restaurants, take aways and pubs. Reading University Campus and The Royal Berkshire Hospital are nearby, Reading town centre is approximately 2 miles to the west, and the A329M (linking M4 motorway) and the A4 giving great commuter links are also within 1.5 miles.

Suited as an attractive 'Buy-to-Let' investment purchase or for owner occupation, the property is accessed via UPVC double glazed communal front door opening to a porch shared by 1 other property above and a front door accessing the flat. The main space comprises of living area with front aspect bay window and a fitted kitchen area with UPVC double glazed courtesy door to the private rear garden. a door leads to an inner lobby with doors opening to a side aspect 3 piece bathroom (with shower over bath) and a good sized dual aspect bedroom. Other general notable features include gas fired central heating to radiators and UPVC double glazing throughout (except bathroom). Outside, the rear garden exclusive to the ground floor flat is enclosed by low level brick walls and includes gravel and lawn areas with flower shrub beds.

The First Floor Flat above is also available for sale and hence could make an attractive investment purchase generating an attractive yield with minimum overheads and a high level of control negating any additional ground rent, maintenance or management charges. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band B

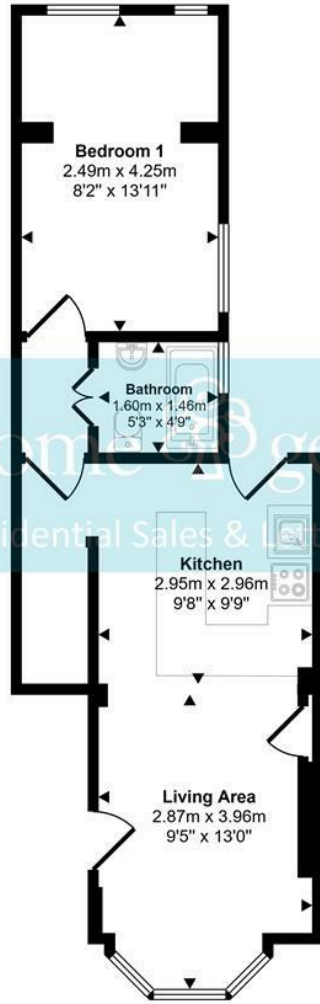
Share of Freehold - circa 114 years remaining on current lease term.

Ground Rent:- £0 (nil)

Service/Maintenance Charges:- Self maintained

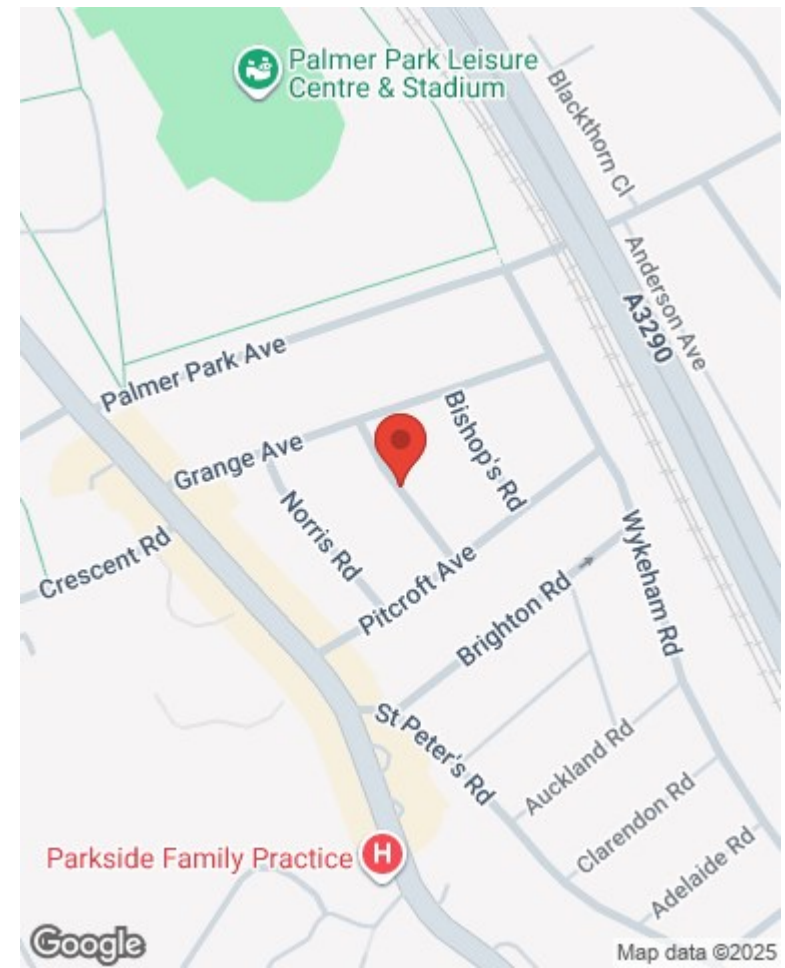


Approx Gross Internal Area
37 sq m / 402 sq ft



Ground Floor

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.

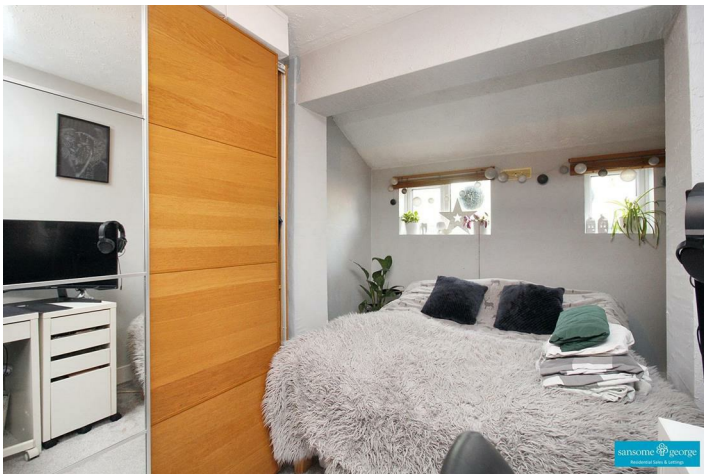


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	75
		EU Directive 2002/91/EC	

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