



First Floor Flat, 21 St. Edwards Road, Reading, RG6 1NL
Guide Price £175,000 Leasehold - Share of Freehold

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Residential Sales & Lettings

- First Floor Conversion Flat
- Share Of Freehold
- Front Aspect Living Room
- Rear Aspect Kitchen
- Gas Fired Central Heating To Radiators
- No 'Onward Chain' Complications
- Communal Front Door & Porch
- Spacious Dual Aspect Bedroom
- 3 Piece Bathroom
- Access to Loft Space (Potential For Conversion Subject To Consents)

A first floor conversion flat offered on the market with the added advantage of a 'Share of Freehold' and also no 'onward chain' complications. Situated to the south eastern side of Reading, bordering the popular suburb of Earley, this attractive 'buy-to-let' investment or ideal first time purchase is located within minutes walk of Palmer Park, several frequent bus services and a range of shops, cafes, restaurants, take aways and pubs as well as being within close proximity to Reading University Campus and the Royal Berkshire Hospital. Reading town centre with main line train station is approximately 2 miles to the west, and the A329M (linking M4) and the A4 giving great commuter links are also within 1 mile by car.

A UPVC double glazed communal front door opens to a porch shared by the ground floor property below and with a private front door opening to stairs which rise to a central first floor landing. This services all rooms comprising rear aspect kitchen, a spacious 3 piece bathroom (which includes a shower over the bath), front aspect living room with original exposed floor boards and built in storage, an a generous dual aspect bedroom. Other general notable features include gas fired central heating to radiators and access to loft storage space (with potential for conversion subject to all necessary consents).

Purchasers please also note that the Ground Floor Flat below 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 A

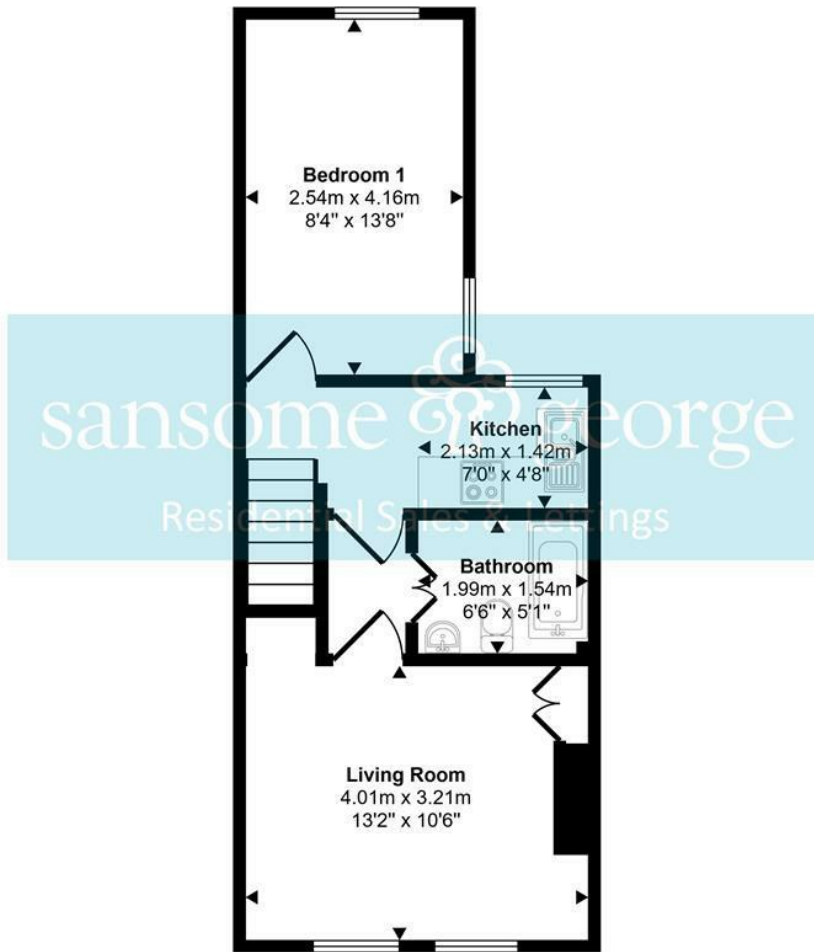
Share of Freehold - circa 114 years remaining on current lease term.

Ground Rent:- £0 (nil)

Service/Maintenance Charges:- Self maintained

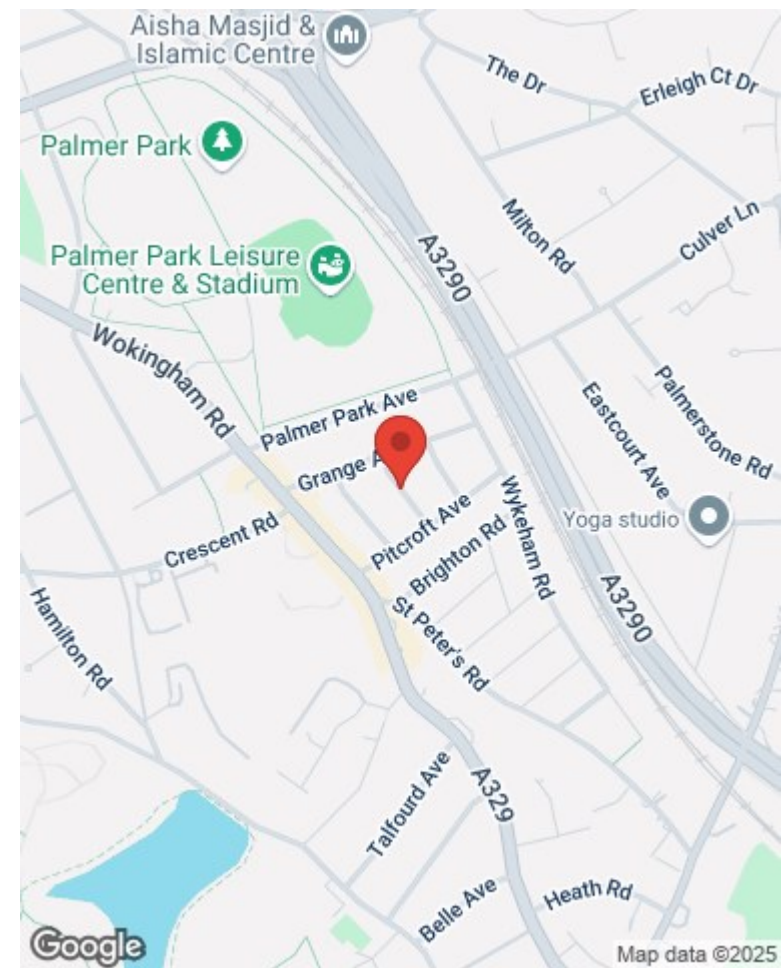


Approx Gross Internal Area
37 sq m / 400 sq ft



First 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	EU Directive 2002/91/EC	75	78

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

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