



sansome & george

32 Inglewood Court Liebenrood Road, Reading, RG30 2DT
Offers In Excess Of £200,000 Leasehold

sansome & george
Residential Sales & Lettings

- No Onward Chain
- Two Double Bedrooms
- Direct Access To Communal Garden
- Excellent Transport Links
- Close To Prospect Park
- Ground Floor Apartment
- Garage In Nearby Block
- Sought After Development
- Walking Distance To Reading West Station
- Long Lease With Approximately 960 Years Remaining

Offered to the market with the advantage of no onward chain, this purpose-built ground floor apartment is set within a desirable and established development adjoining Prospect Park.

Conveniently located just off the A4 Bath Road, approximately 1.5 miles west of Reading Town Centre, the property is ideally positioned within a short walk of regular bus services and under 15 minutes from Reading West Train Station (providing links to Reading mainline, Paddington, Basingstoke, Theale and Newbury). There is also easy access by car to Junctions 11 and 12 of the M4. Local amenities include shops, pubs, restaurants, supermarkets and The Meadway Precinct with gym facilities.

Set within well-maintained communal grounds, the property further benefits from a single garage in a nearby block. The accommodation comprises an entrance lobby, living room, dining room with sliding doors leading to a communal garden (mainly laid to lawn), kitchen with a range of base and eye-level units and work surfaces, hallway storage cupboards, two double bedrooms with built-in wardrobes, and a wet room.

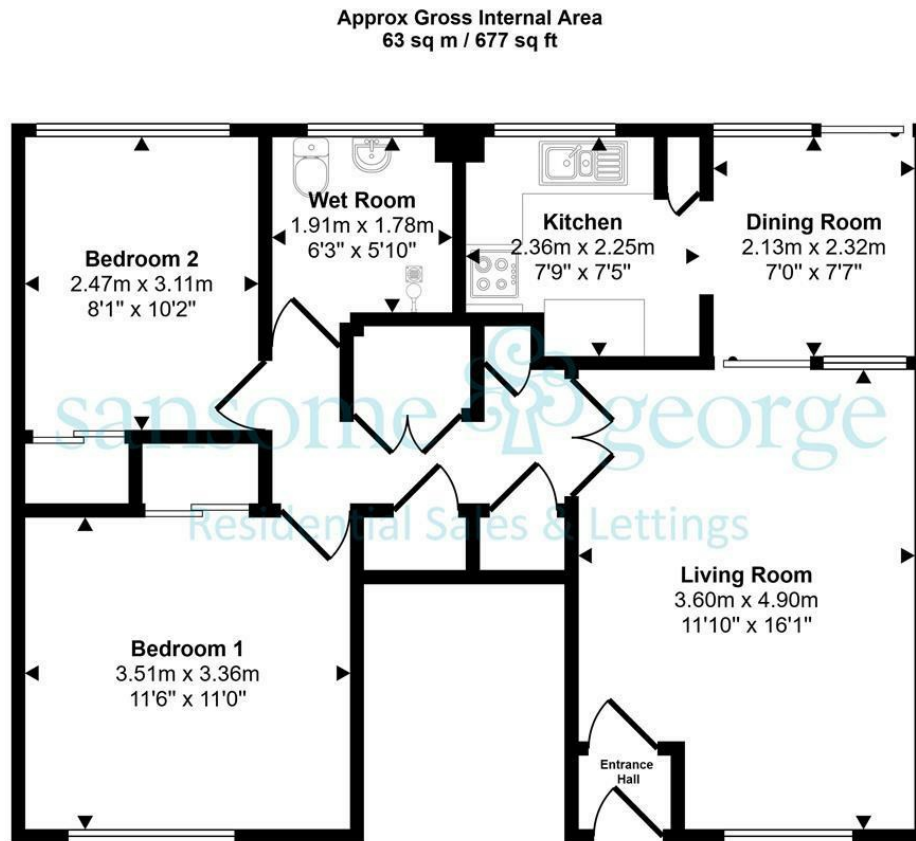
Additional features include UPVC double glazing (excluding the front door) and electric heating.

To arrange a viewing or for further information, please contact Sansome & George Estate Agents at your earliest convenience.

Reading Borough Council – Band C

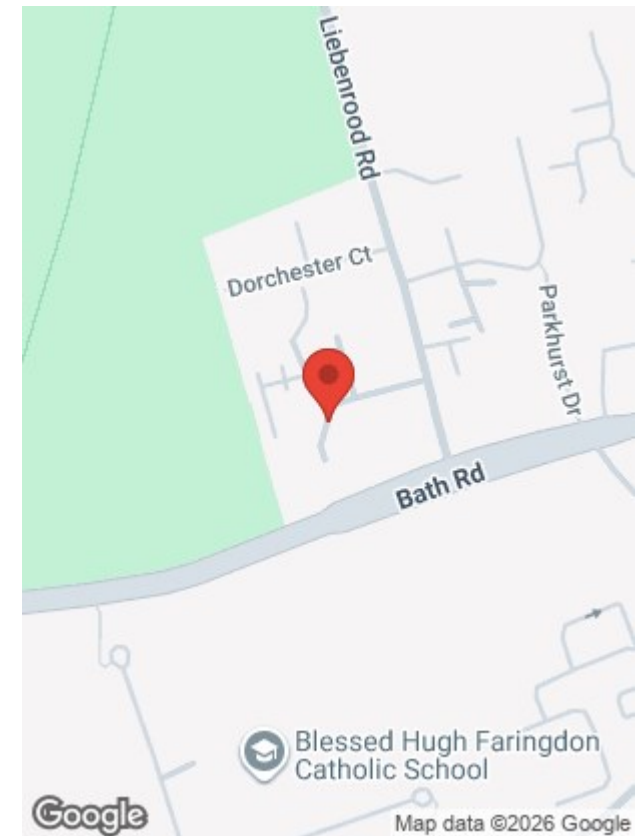
Leasehold Information:
Lease Term: 999 years from 1987 (approximately 960 years remaining)
Ground Rent: Peppercorn
Service/Maintenance Charges: £1,392 per Annum





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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
	71	77			
Very environmentally friendly - lower CO ₂ emissions					
Not environmentally friendly - higher CO ₂ emissions					

Misrepresentation and Misdescriptions Acts

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