

Flat 9, Charnwood House Rembrandt Way, Reading, Berkshire, RG1 6QR
£190,000 Leasehold

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- Modern Ground Floor Apartment
- Extended Lease Term To
- Residents & Visitor Parking
- 20' Dual Aspect Living Room
- 2 Double Bedrooms
- No 'Onward Chain' Complications
- Recently Updated Throughout
- Communal Entrance Hall
- Separate Modern Kitchen With Integrated Appliacnces
- 3 Piece Bathroom With Spa Bath & Shower Over





Situated in leafy surroundings in the Coley Park area, approximately 1.5 miles from Reading town centre, this purpose built ground floor apartment is offered with the added advantage of no onward chain, a newly extended lease term and has been well maintained and updated to offer a superb 'turn key' home or investment. The property is ideally positioned with a local parade of shops, regular bus services, recreation ground and schools are all within 1/4 mile. All other amenities are within 1.5 miles to include Reading West or Reading main line train stations and the M4 motorway is a simple and commute by car.

Approached via a communal entrance hall with intercom entry system, the property is positioned on the ground floor. The front door opens to an entrance hall which has doors to all rooms and a practical utility cupboard housing plumbing for automatic washing machine. These consist of a spacious dual aspect living room with new carpets, a separate contemporary kitchen with front aspect window and includes integrated 'Bosch' electric ovens, hob, fridge/freezer and dishwasher and is complemented by ambient LED under counter lighting. Both double bedrooms are to the rear aspect and feature stripped wood effect laminate flooring. The front aspect modern bathroom is fitted with a white suite to include spa bath with shower over and glazed shower screen. General notable features include newly replaced independent electric heaters and UPVC double glazed windows.

Outside, the property sits in well maintained communal grounds shared by residents with block paved areas providing ample parking.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment.

Leasehold Information:-
Lease Term:- 125 years from 1/1/1991 hence circa 90 years remaining
Ground Rent:- £120.00 per annum
Service/Maintenance Charges:- £2200.00 per annum

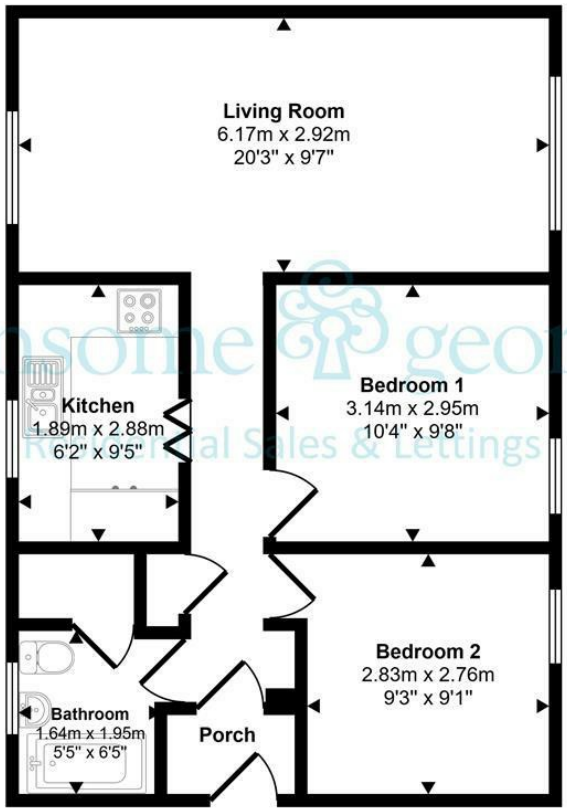
Reading Borough Council - Band C







Approx Gross Internal Area
55 sq m / 593 sq ft

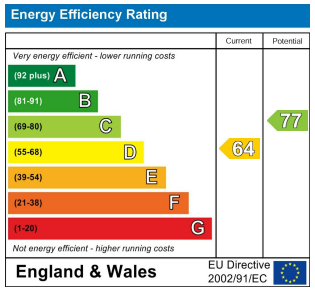


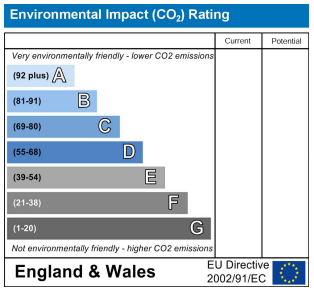
Floorplan

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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.







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