



42A Battle Street, Reading, Berkshire, RG1 7NU  
£150,000 Share of Freehold

sansome  george  
Residential Sales & Lettings

- Ground Floor Maisonette
- Private Rear Garden
- Private Front Door to Entrance Hall
- Fitted Kitchen With Utility Area
- Tiled Shower Room

- No 'Onward Chain' Complications
- Convenient Location Close to Town & Public Transport
- Rear Aspect Living Room
- Front Aspect Bedroom
- UPVC Double Glazing, GRCH & Mechanical Ventilation System

Having been previously converted from an attractive period house, this basement Maisonette is ideally located within a short walk of a host of amenities to include Reading main line and Reading West train stations, numerous frequent bus services, plus local shops and green spaces. Reading town centre is also conveniently within striking distance being a simple walk or cycle (of under 0.25 miles) enjoying all a thriving town centre has to offer.

Steps exclusive to this property lead down to the private front door, which opens to the entrance hall. This services the generous front aspect bedrooms with bay window, a separate fully tiled shower room with heated towel rail, and the living area with high level rear aspect window. From the living room, steps lead down through an archway which opens to the fitted kitchen and additional utility area, and a rear aspect door opening to the steps up to the rear garden. General notable internal features include central heating to radiators via gas fired 'combi' boiler, UPVC double glazing throughout, and a mechanical ventilation system.

Outside, this property boasts a private enclosed outside space, which is accessed via steps up and a path from the kitchen door. Enclosed by walls and wooden fencing the garden space is laid to gravel with an anchored bar for secure bicycle storage.

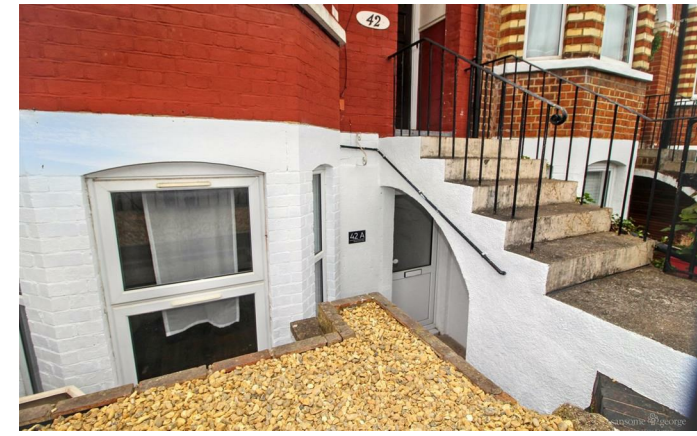
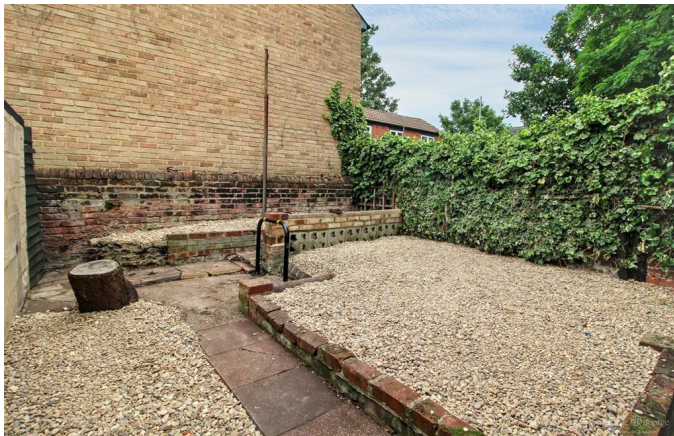
Tenure: Share Of Freehold

Lease Term: TBC

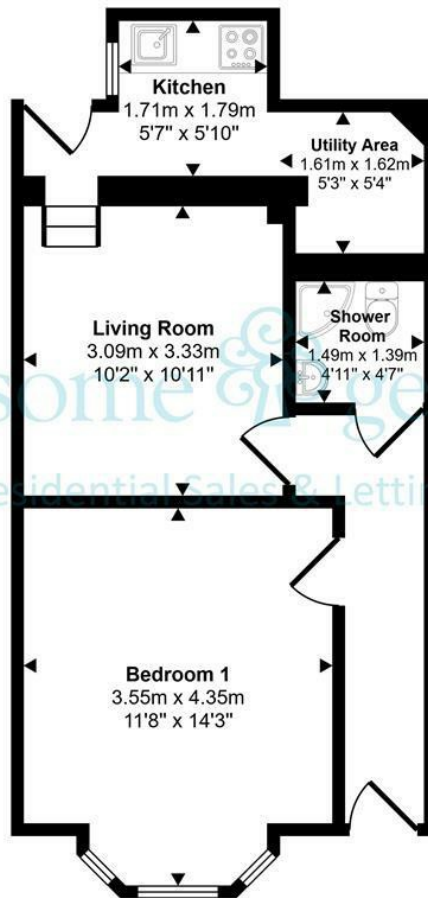
Service/Maintenance Charges: TBC

Ground Rent: Nil

Reading Borough Council - Band A

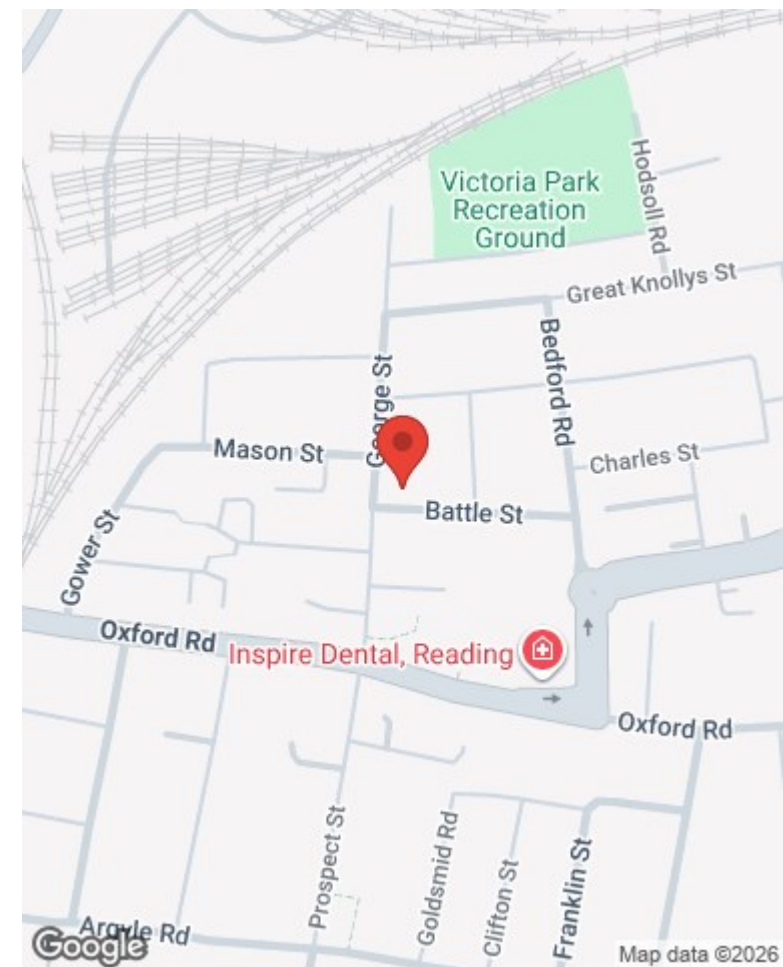


Approx Gross Internal Area  
41 sq m / 442 sq ft



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		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		72	77
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)