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Flat 4, Sulham Place Pangbourne Street, Reading, Berkshire, RG30 1FG
Guide Price £210,000 Leasehold

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Residential Sales & Lettings

- Ground Floor Apartment
- Open Plan Living Room/Kitchen
- Private Rear Terrace
- Allocated & Visitor Parking
- Built In 2020

- Double Bedroom
- Modern Shower Room
- Communal Lawn Space
- Bike Store
- UPVC Double Glazing

Sulham Place is a small development which was built in 2020 and ideally located between a wide variety of amenities. within walkable distance you have a range shops, cafes, restaurants/takeaways and pubs, as well as a number of regular bus services being available. along with Climbing centres, gyms, the Battle library, Kensington recreation ground and the Rivermead sport/leisure complex along with the river Thames with meadows and promenade are all close by. The train station Reading West is a short 20 minute walk and Reading's vibrant town centre is just over 1 mile to the east.

With telecom entry call system, this beautifully presented property is ideally positioned on the ground floor with a favoured outlook over the private terrace and residents gardens behind. The front door opens to a central entrance hall with doors to all rooms. These comprise of a rear aspect open plan living room/kitchen including integrated oven, hob, fridge-freezer and washing/dryer machine, the separate 'double' bedroom features a charming bay window, shower room with heated towel rail. to rear of the home enjoys a private patio looking onto the communal lawn. Other notable features include UPVC double glazing, efficient electric combi boiler heating to radiators, allocated parking space, visitors spaces, bicycle storage area also with refuse/recycling areas.

This beautifully presented and well maintained example must be seen to be appreciated and would make an ideal first time purchase or an attractive 'turn key' Buy-to-Let investment. For more information or to arrange a viewing appointment please contact Sansome & George Estate Agents.

Leasehold Information:-

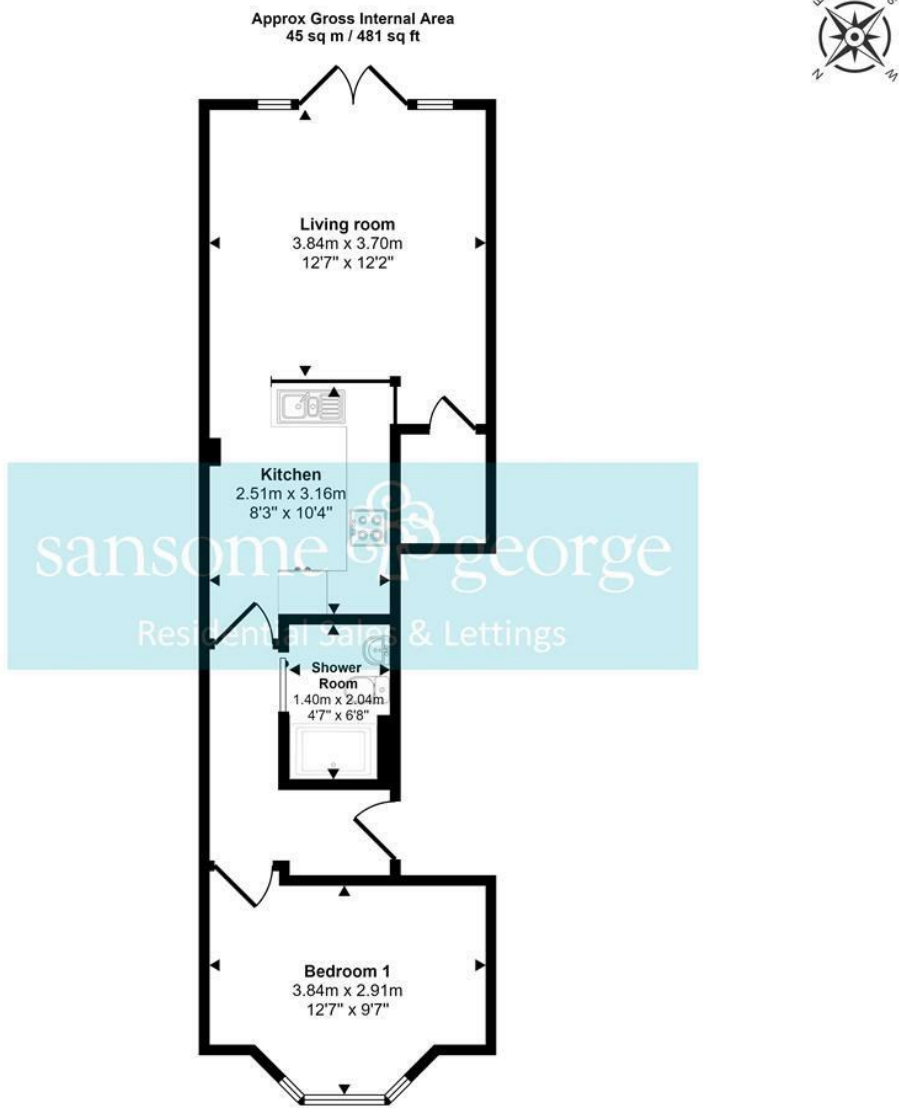
Lease Term:- Lease Term:- 126 years from 2020 (122 years remaining).

Service/Maintenance Charges:- Currently £1,356 per annum to include buildings Insurance.

Ground rent:- £140 per annum

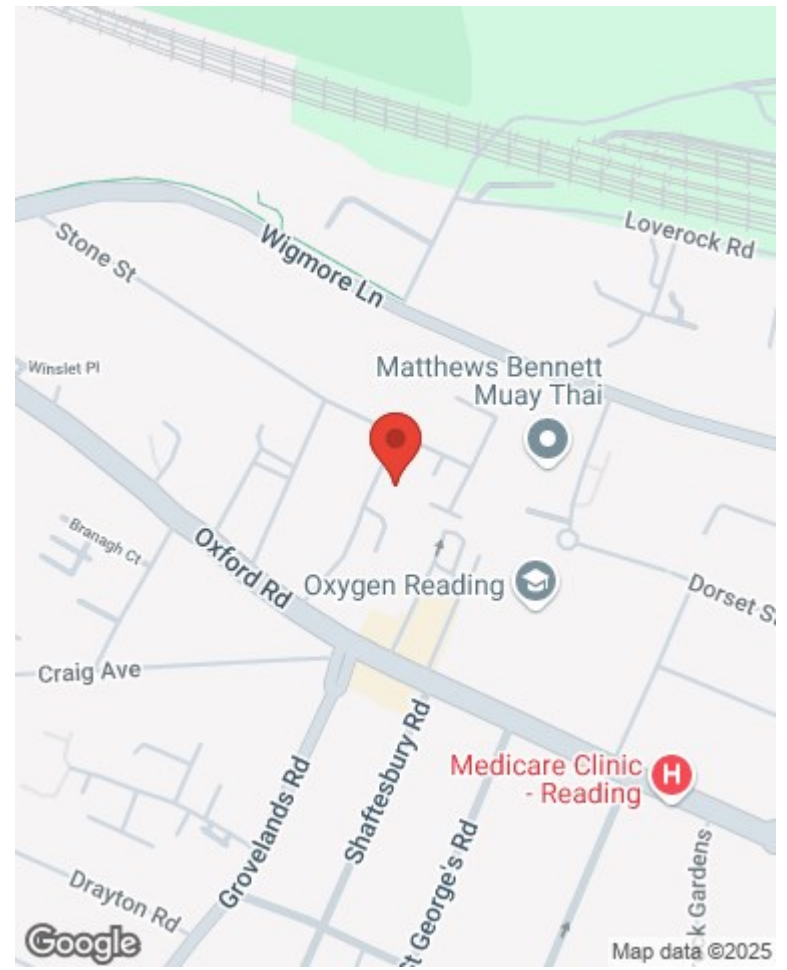
Reading Borough Council - Band B





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	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	

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