



sansome  george

6, Baron Court Western Elms Avenue, Reading, Berkshire, RG30 2BP
Guide Price £210,000 Leasehold

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Residential Sales & Lettings

- Second Floor Purpose Built Apartment
- Residents Off Street Parking
- 12' Modern Kitchen
- Three-Piece Bathroom With New Shower
- Minutes walk to West Reading Train Station
- Long Lease Of Circa 950 Years
- 'Double' Bedroom With Built In Storage
- Spacious 18' Lounge/Diner
- Garage In Nearby Row
- New Electric Water and Heating System Installed

Situated off of the tree lined Western Elms Avenue in West Reading, this Immaculate second floor one bedroom apartment. The home is conveniently positioned within a short walking distance of Reading town centre and mainline Train Station providing direct links to London Paddington, the newly refurbished Reading West train station, regular bus routes, and provides easy vehicular access to junctions 11 and 12 of the M4 Motorway. Local amenities including: Tesco Extra supermarket, pubs, cafes and convenience stores are all within close proximity.

Found within well maintained communal grounds the accommodation comprises of entrance hall with useful storage cupboard and doors to all rooms, a stylish 18' x 11' lounge/diner and naturally bright 11' x 10' 'double' bedroom with built in double wardrobes, serviced by a 12' modern fitted kitchen with ample worktop space and integrated appliances which include dishwasher, microwave, electric oven and hob, and a three piece bathroom suite with thermostatic shower over bath. The property is further complimented by new thermostatic heating and hot water system, full fibre internet is installed, communal garden and residents off street parking with a single garage located in nearby row to the rear of the development.

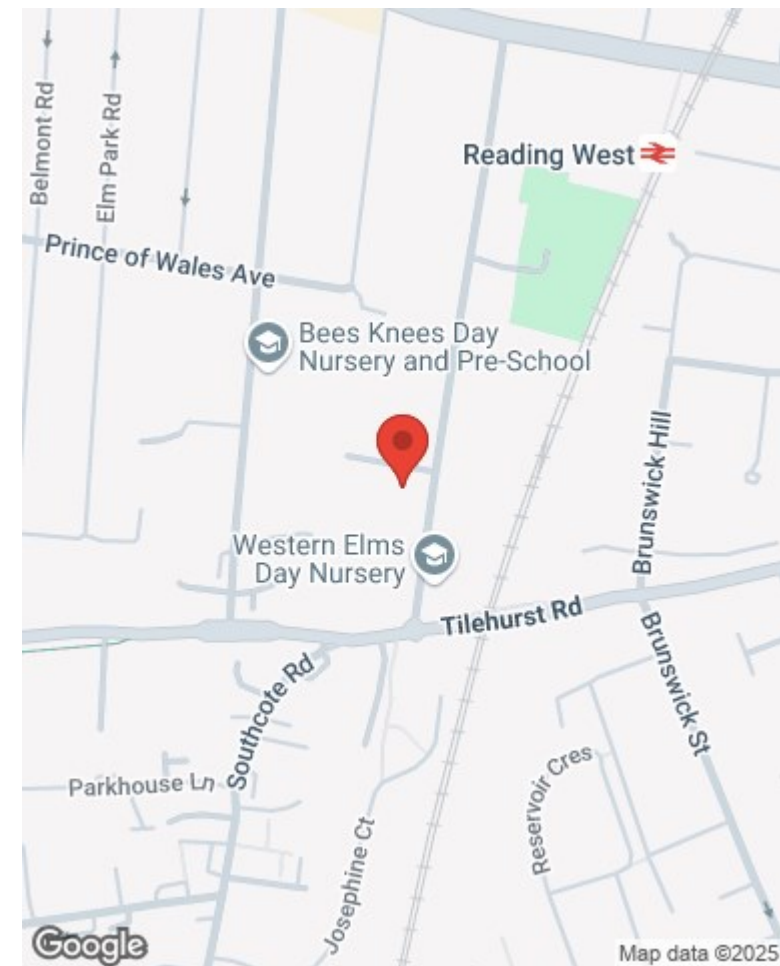
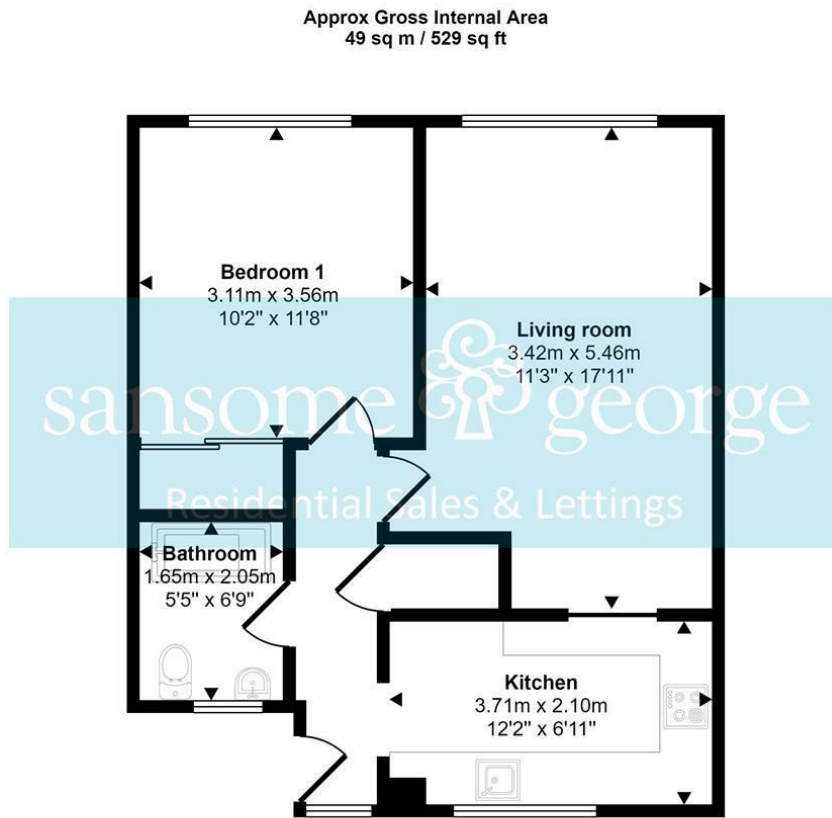
With a remaining lease of 950 years this turn key property would be ideally suited to both first time buyers or investment purchasers. Viewings by appointment only come strongly recommended.

Please contact sole selling agents Sansome & George for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band B

Lease Term:- circa 950 years remaining
 Ground Rent:- £173.00 per annum
 Service Charges:- £1,092.00 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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	

Misrepresentation and Misdescriptions Acts

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