



**ENGLEFIELD HOUSE, MOULSFORD MEWS, READING, RG30 1ET  
OFFERS IN EXCESS OF £200,000 LEASEHOLD**

**A CONTEMPORARY TWO BEDROOM/TWO BATHROOM  
FIRST FLOOR APARTMENT LOCATED WITHIN CLOSE  
PROXIMITY TO READING TOWN CENTRE**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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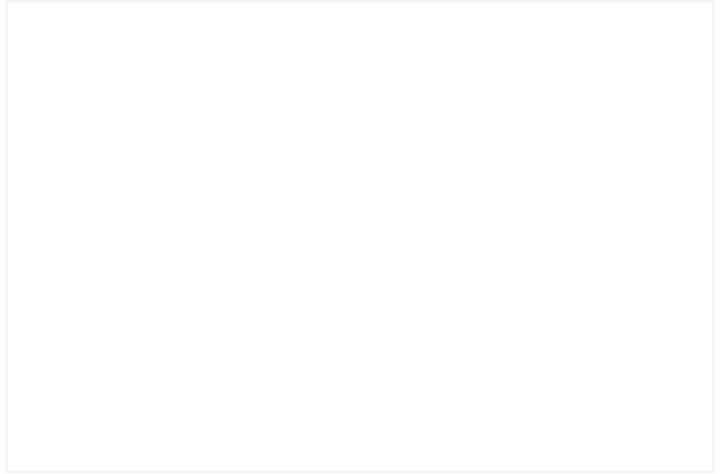
## DESCRIPTION:

This contemporary two bedroom apartment on the first floor of this modern block in West Reading with lift access. Conveniently located in West Village, with Tesco extra on its doorstep and a mile from Reading Town Centre the property is immaculately presented throughout. Accommodation comprises; two double bedrooms, an en suite shower room to the master, a further three piece bathroom and an open plan kitchen / living area complete with integrated appliances. The property further benefits from secure under croft parking and a security entry phone system. This property would make an excellent investment purchase offering a yield of almost 8 %.

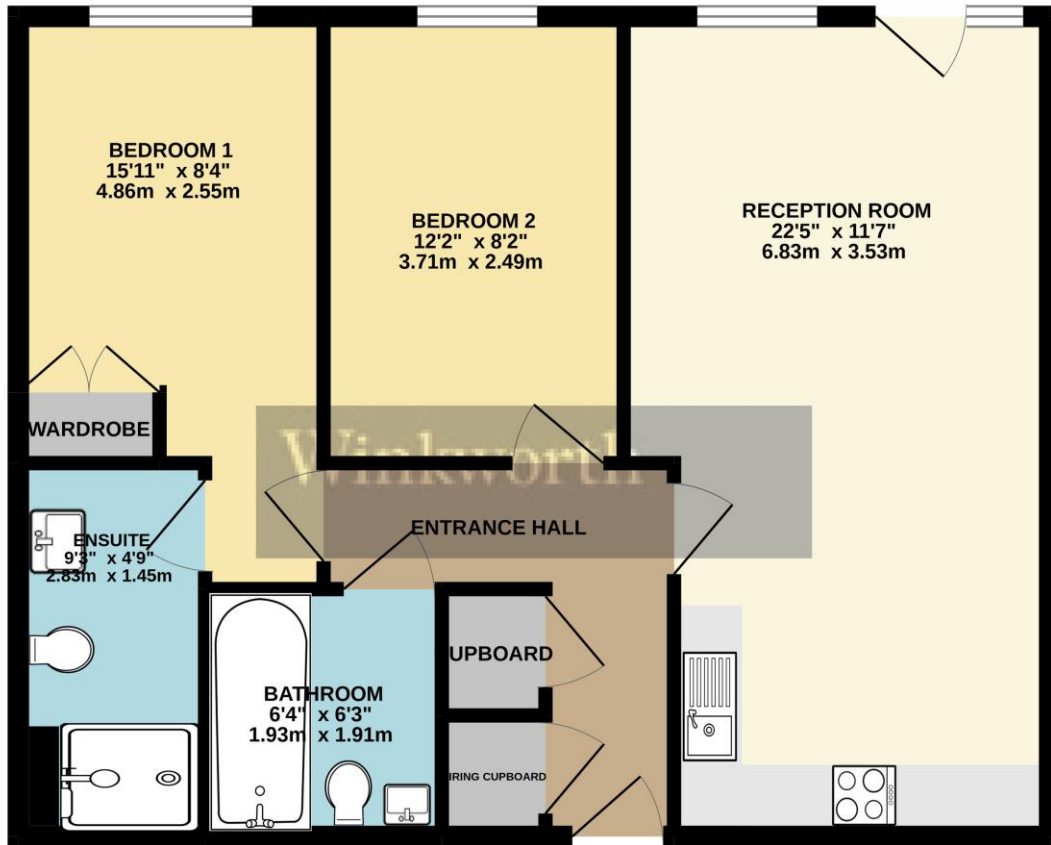
## AT A GLANCE

- Two bedroom apartment
- First floor with lift access
- Two bathrooms
- Secure allocated parking space
- Fitted kitchen
- Open plan lounge/diner
- Excellent investment opportunity





FIRST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold

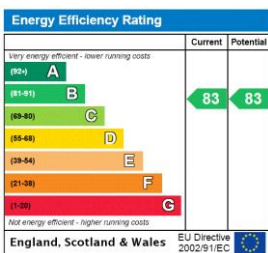
**Term:** 112 year and 11 months

**Service Charge:** £3754 per annum

**Ground Rent:** £ 400 Annually (subject to increase)

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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