



Battle Square, West Village, Reading, RG30 1AL.

£400,000 *Leasehold*

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Impressive three-bedroom town house with no onward chain!

Offered to the market with no onward chain, this well-presented three-bedroom townhouse is arranged over three floors and enjoys a pleasant outlook across Battle Square Park. Built in 2012 by David Wilson Homes, the property is ideally situated within a 20-minute walk of Reading town centre and just five minutes from Reading West train station.

The ground floor provides a welcoming entrance hall, a modern shower room, an integral garage, utility room, and a versatile third bedroom—perfect for guests, a home office, or multi-generational living.

On the first floor, a contemporary fitted kitchen opens into a spacious living and dining area, creating a bright and sociable environment. Double doors lead onto a private balcony overlooking the park, offering an ideal space for relaxing or entertaining.

The top floor comprises a generous principal bedroom with en suite, a further well-proportioned bedroom, and a stylish family bathroom. Externally, the property benefits from an integral garage, allocated parking, and a low-maintenance rear garden. This home is perfectly suited to professionals, families, or investors seeking a well-located and flexible living space.

KEY FEATURES

- No Onward Chain
- Balcony overlooking park
- Impressive Town House
- Three Bedrooms with an En-suite & family bathroom
- Ground floor shower room
- Open Plan Kitchen/Living Space
- Garage & Parking



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MATERIAL INFO

Tenure: Leasehold

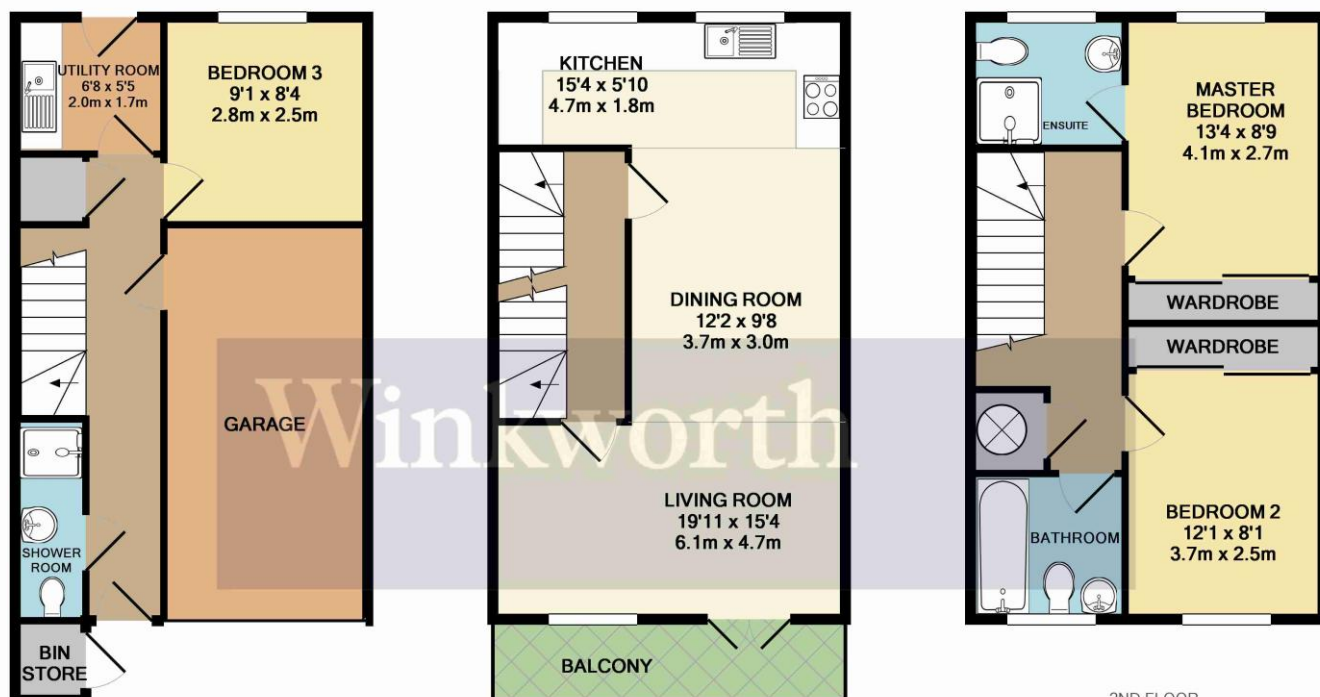
Term: 985 years remaining

Service Charge: £1481 per annum

Ground Rent: included within the service charge, review 2026

Council Tax Band: D

EPC rating: C



GROUND FLOOR
APPROX. FLOOR
AREA 40.3 SQ.M.
(434 SQ.FT.)

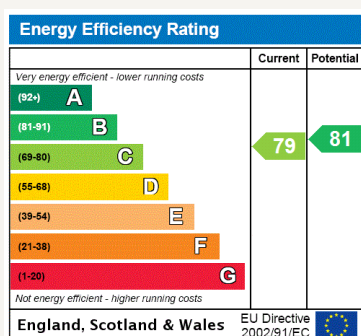
1ST FLOOR
APPROX. FLOOR
AREA 39.2 SQ.M.
(422 SQ.FT.)

2ND FLOOR
APPROX. FLOOR
AREA 39.2 SQ.M.
(422 SQ.FT.)

TOTAL APPROX. FLOOR AREA 118.7 SQ.M. (1277 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.

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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