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

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£235,000 *Leasehold*

A well-presented spacious two bedroom 2nd floor apartment

This spacious and well-presented two-bedroom apartment is ideally situated within easy reach of local shops and regular bus routes into Reading.

The property features a generous open-plan living room and kitchen, a modern family bathroom, and an en-suite shower room to the principal bedroom. Additional benefits include undercroft parking and convenient access to a nearby park, making it an excellent choice for both owner-occupiers and investors.

Lease Information:

Approximately 110–111 years remaining on the lease

Service charge: £4,000 per annum

Ground rent: £400 per annum

KEY FEATURES

- Second floor apartment
- Two double bedrooms
- En-suite to bedroom 1
- Bathroom
- Spacious living room/kitchen
- Under croft parking
- Well presented

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MATERIAL INFO

Tenure: Leasehold
Term: 110 year and 6 months
Service Charge: £4000 per annum
Ground Rent: £400 Annually (subject to increase)
Council Tax Band: D
EPC rating: C

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Approximate total area(1)

78.8 m²

848 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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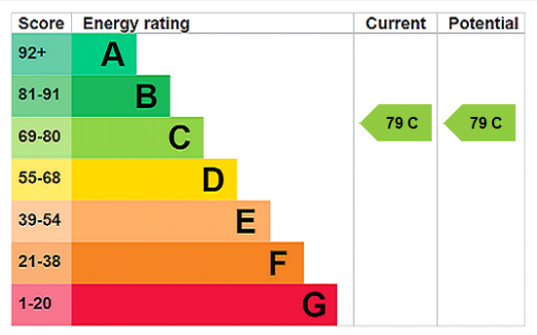

https://www.winkworth.co.uk/sale/property/REA260078

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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