



Yew Lane, Reading, RG1 6DA

Guide Price £280,000 *Share of Freehold*

Two Bedroom Maisonette In A Sought-After Riverside Location With Private Garden, Communal Grounds & Share Of Freehold

Occupying three floors, this impressive two-bedroom maisonette enjoys a highly desirable riverside setting and benefits from its own private garden, located separately from the property just a short walk away, together with attractive and well-maintained communal gardens and grounds providing additional outdoor space for residents to enjoy.

The property has its own private front door, with useful ground-floor storage currently utilised as a utility area. Stairs rise to the first floor where there is a spacious living/dining room and a well-appointed fitted kitchen, creating an excellent space for both everyday living and entertaining.

The second floor comprises two generous double bedrooms and a modern bathroom.

Further benefits include allocated residents' parking, ample visitor parking and an exceptionally long lease of approximately 990 years remaining.

Combining the independence of a private entrance with spacious accommodation arranged over multiple levels, this distinctive maisonette offers considerably more than a conventional apartment. The riverside location, private garden, attractive communal gardens and grounds, parking and extensive lease make it a particularly appealing opportunity for buyers seeking a unique home in a sought-after setting.

Early viewing is highly recommended.

KEY FEATURES



- Two Double Bedroom Maisonette
- Private Entrance & Accommodation Over Three Floors
- Private Detached Garden A Short Walk From The Property
- Attractive Communal Gardens & Riverside Grounds
- Spacious Living/Dining Room
- Allocated Residents' Parking & Visitor Parking
- Useful Ground-Floor Utility/Storage Area
- Approximately 990-Year Lease Remaining
- Rarely Available & Early Viewing Recommended



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MATERIAL INFO

Tenure: Share of Freehold

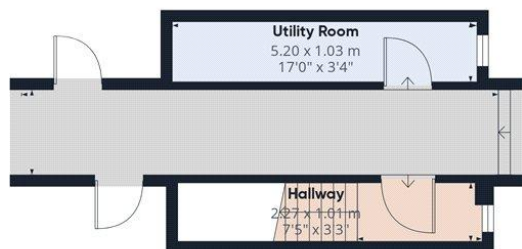
Term: 990 year and 2 months

Service Charge: £796.88 per annum

Ground Rent: £ 0 ZERO Annually

Council Tax Band: C

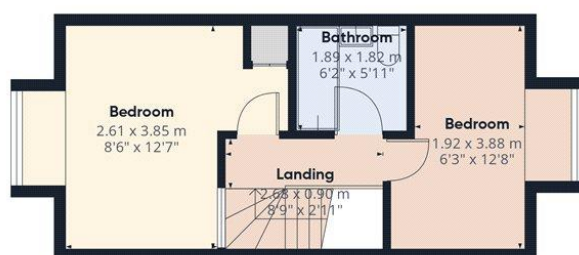
EPC rating: C



Ground Floor



Floor 1



Floor 2

GLA[®]94.78 m²
1020.21 ft²

Total

94.78 m²
1020.21 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 inCalculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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