



Englefield House, Moulsoford Mews, RG30 1ET

OFFERS IN EXCESS OF £190,000 *Leasehold*



KEY FEATURES

- No Onward Chain
- Two Bedroom Apartment
- Two Bathrooms
- First Floor With Lift Access
- Secure Allocated Parking Space
- Communal Gardens
- Modern open Plan Living/Dining/Kitchen Area
- Ideal For First Time Buyer Or Investor

A Contemporary Two Bedroom Two Bathroom First Floor Apartment

Presented with no onward chain, this stylish two-bedroom, first-floor apartment offers modern living with the added convenience of a lift.

Ideally situated in the sought-after West Village, West Reading, the property is just moments from Tesco Extra and within one mile of Reading town centre.

The accommodation comprises two well-proportioned double bedrooms, including a principal bedroom with en suite shower room, alongside a contemporary three-piece bathroom. The open-plan kitchen/living area is fitted with integrated appliances, creating a sleek and versatile space ideal for both relaxing and entertaining.

Further benefits include secure undercroft parking, a security entry phone system, and pleasant communal gardens, providing both convenience and an attractive outdoor environment.

An excellent opportunity to acquire a modern apartment in a prime location—early viewing is highly recommended.



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MATERIAL INFO

Tenure: Leasehold

Term: 110 year and 9 months

Service Charge: £2624.57 per annum

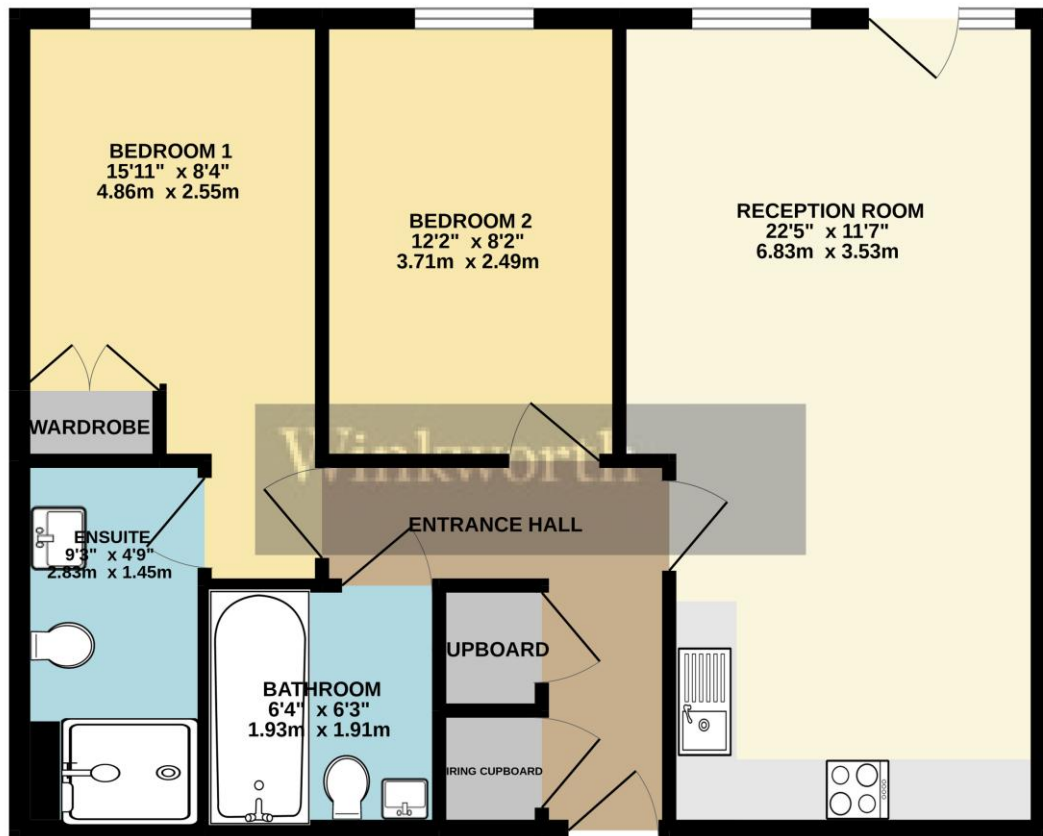
Ground Rent: £ 400 Annually (subject to increase)

Council Tax Band: C

EPC rating: B

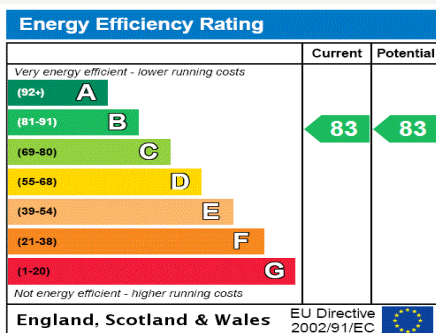
FIRST FLOOR

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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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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