Western Elms Avenue, Berkshire, RG30

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Offers Over £150,000 *Share of Freehold*

This beautifully presented second-floor apartment enjoys a highly convenient location, within easy reach of Reading West railway station, local shops and regular bus services into Reading town centre. For those who prefer to walk, the town centre is approximately a level 15-minute stroll away.

The property benefits from an allocated parking space and access to a communal courtyard area at the rear. Accommodation comprises a communal entrance hall, private hallway, an impressively spacious living room featuring a bay window, a well-maintained kitchen/breakfast room, a modern shower room and a generous double bedroom. Residents also have use of a shared storage shed located within the courtyard.

Offered to the market with no onward chain, this attractive apartment comes with a **share of the freehold**, zero ground rent, a service charge of £100 per month, and approximately 973 years remaining on the lease.

Reading

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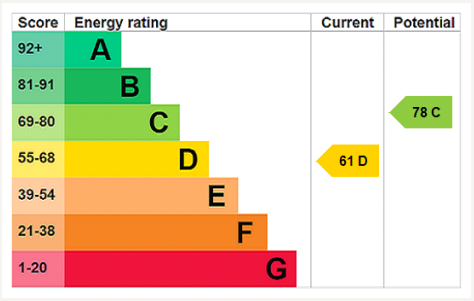
LOCATION

West Reading covers an area in between Reading Town Centre to the east, Tilehurst to the West and Southcote to its South. The three main roads leading into Reading; the Bath Road, Tilehurst Road and the Oxford Roads all run through West Reading, offering excellent transport links into the Town Centre and M4 via the A4 or A33. There are some great schools in the area such as Wilson Primary School & St Edward?s Prep School. The Oxford Road is a vibrant area with a diverse range of shops and restaurants. Transport links include Reading West train station with trains to Newbury and London and several bus routes. There is a range of local amenities including a large Tesco superstore and some excellent outside spaces such as Prospect Park which is Reading's largest public park. Property in the area includes grand Victorian town houses, smaller terrace homes, and modern homes and apartments.



MATERIAL INFO

Tenure: Share of Freehold

Term: 973 year and 2 months
Service Charge: £1200 per annum
Ground Rent: £ZERO
Council Tax Band: C
EPC rating: D

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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