



GROVELANDS PLACE, BERKSHIRE, RG30 2LG  
**OFFERS IN EXCESS OF £220,000 LEASEHOLD**

## TWO BEDROOM SPLIT LEVEL MAISONETTE AVAILABLE WITH NO ONWARD CHAIN

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## DESCRIPTION:

Presented with no onward chain, this charming two-bedroom split level maisonette situated on the sought-after West Reading/Tilehurst borders is now on the market. Boasting a private entrance leading to the first floor, the property showcases an inviting open-plan living room and kitchen, along with a double bedroom. The second floor houses the main bedroom and a lavish four-piece bathroom. Residents can enjoy the pleasant communal gardens and benefit from an allocated parking space. Positioned in a desirable location with convenient access to local amenities and transport links, this property perfectly blends contemporary living with peaceful surroundings.

Contact us today to arrange a viewing.

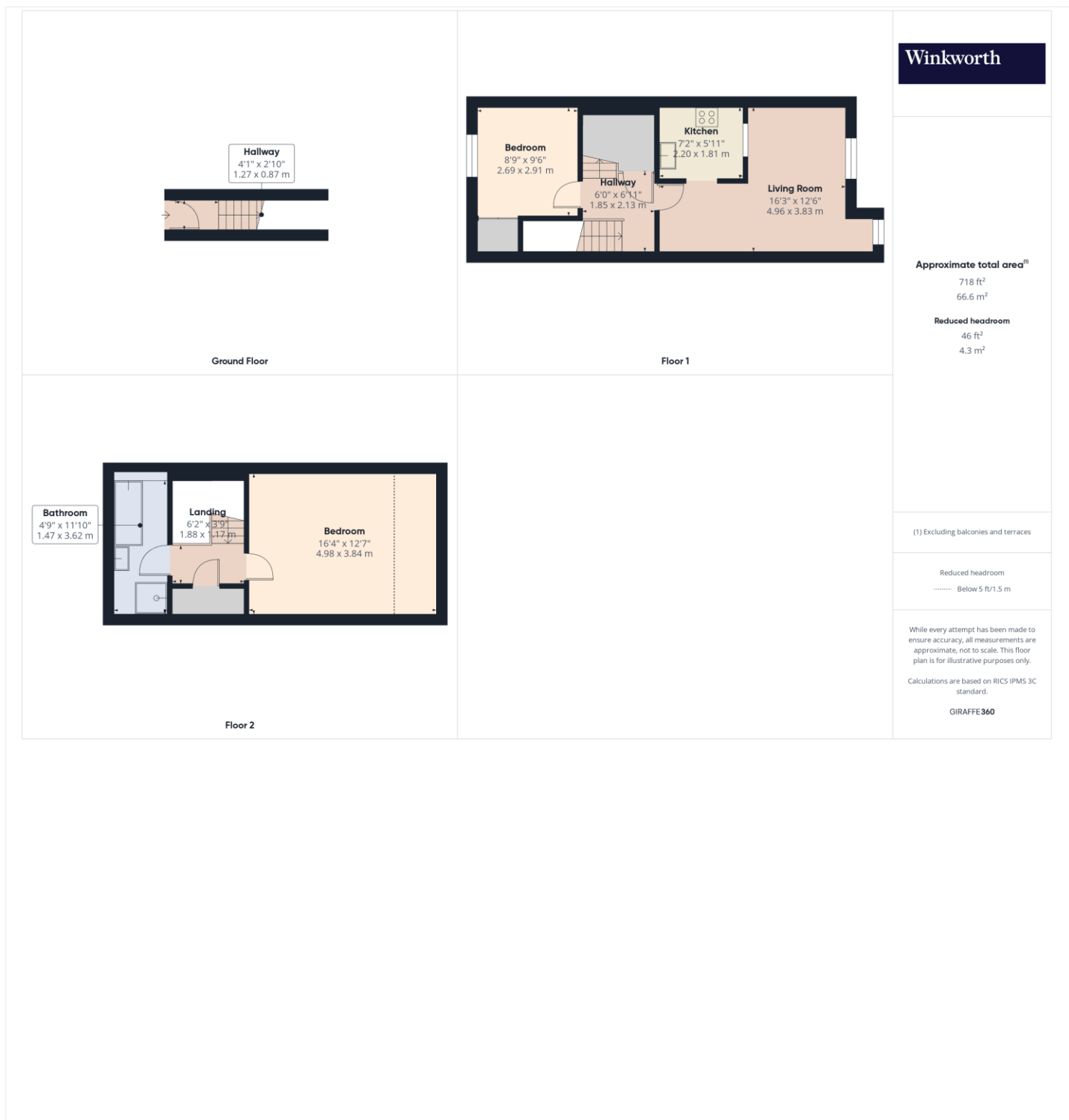
## AT A GLANCE

- No Onward Chain
- First Floor Maisonette
- Two Double Bedrooms
- Split Level Accommodation
- Four Piece Bathroom
- Allocated parking space
- Good Transport Links
- Communal Gardens
- Council tax band C

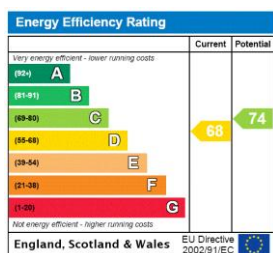








This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Leasehold

**Term:** 115 year and 11 months

**Service Charge:** £1000 per annum

**Ground Rent:** £ 150 Annually (subject to increase)

**Council Tax Band:** C

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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