



WESTERN ELMS AVENUE, READING, RG30 2AN
£260,000 SHARE OF FREEHOLD

A TWO BEDROOM GARDEN FLAT WITH TWO OFF ROAD PARKING SPACES

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DESCRIPTION:

A two bedroom duplex garden flat in an attractive period conversion set in this tree lined road a short walk to Reading West Train Station and offering easy access to the town centre and a host of local amenities. The property is entered via its own front door to the rear of the building. There is a spacious lounge/diner which gives access to a delightful private courtyard garden ideal for entertaining, a fitted kitchen, bathroom and double bedroom. There is a further double bedroom in the basement.

The property retains many period features including high ceilings and benefits from two off road parking spaces to the rear. Owned on a share of freeholders basis with no ground rent and an affordable service charge this well presented home is available for sale with no chain complications.

AT A GLANCE

- 2 Bedroom Period Conversion
- Walk to Reading West Train Station and Town Centre
- Private Courtyard Garden
- 2 Off Road Parking Spaces
- Spacious Lounge/Diner
- Fitted Kitchen
- No Ground Rent and Affordable Service Charge

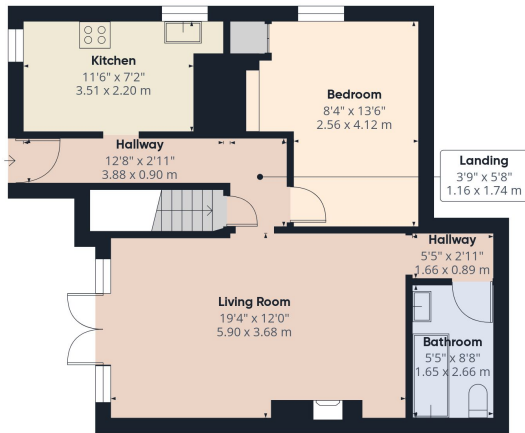






Approximate total area⁽¹⁾
728 ft²
67.7 m²

Ground Floor



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.

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

Tenure: Share of Freehold

Term: 184 year and 1 months

Service Charge: £900 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: B

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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