



MANSELL COURT, READING, BERKSHIRE, RG2
GUIDE PRICE £200,000 LEASEHOLD

**A WELL PRESENTED TWO BEDROOM GROUND
 FLOOR APARTMENT WITH OFF ROAD PARKING
 AND MANICURED COMMUNAL GARDENS**

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DESCRIPTION:

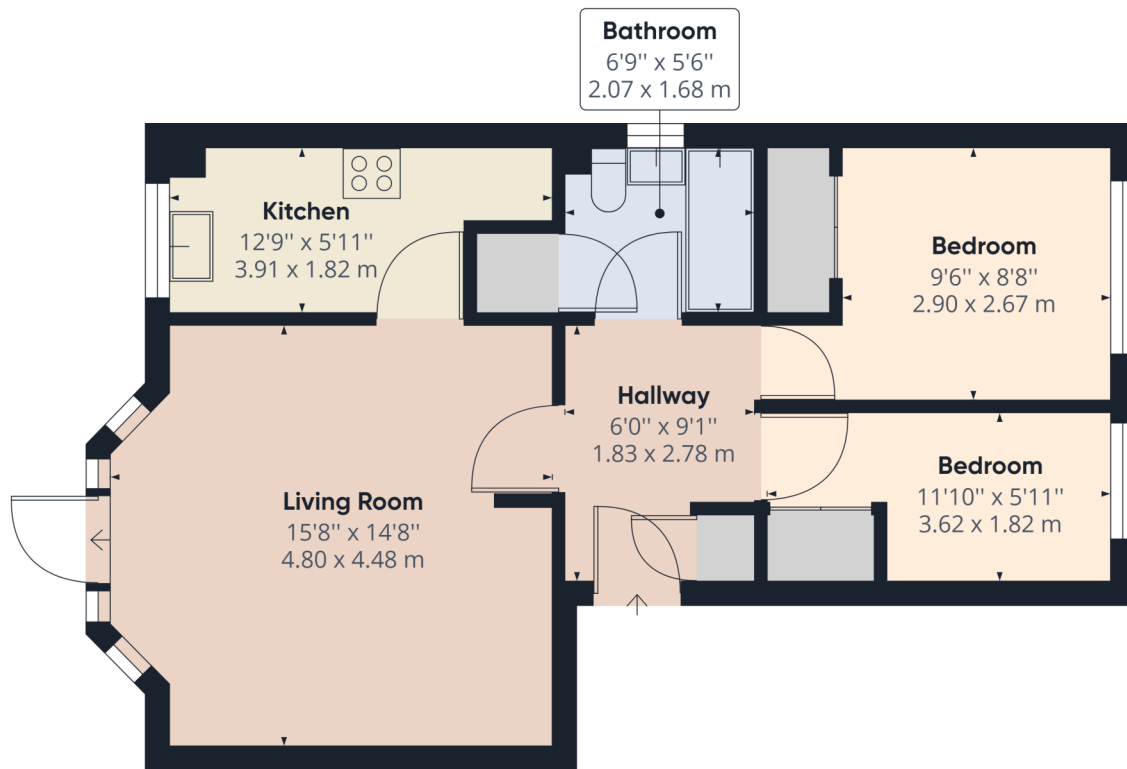
An immaculate two bedroom ground floor apartment in this well maintained block. Ideally located just two miles from Reading Town Centre, a short walk to the University of Reading, close to local amenities and on the number 3 bus route with access into Reading Town Centre in ten minutes with buses running every twenty minutes. The property comprises two bedrooms, both with built in wardrobes, a modern bathroom, fitted kitchen and a bright living room with double doors that open on to a patio area and onto the large manicured communal gardens. There is an allocated off road parking space to the front of the property along with some visitors bays. This lovely apartment would make an excellent first time purchase, suit someone downsizing or make a great investment.

AT A GLANCE

- Ground Floor Two Bedroom Apartment
- Direct Access on to Lovely Manicured Gardens
- Modern Bathroom
- Fitted Kitchen
- Allocated Off Road Parking and Visitors Parking
- £164.66 A Month Service Charge (Feb-Dec 2023)
- £50 Per Annum Ground Rent
- 66 Years Remaining on the Lease







Approximate total area⁽¹⁾
563.79 ft²
52.38 m²

(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.

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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.

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