

LIMA COURT, READING, BERKSHIRE, RG1 6NF
GUIDE PRICE £250,000 LEASEHOLD

A TWO BEDROOM SPLIT LEVEL MAISONETTE WITH A GARAGE IN A BLOCK LOCATED CLOSE TO READING TOWN CENTRE

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DESCRIPTION:

This bright and spacious two bedroom split level maisonette is conveniently located on the western edge of Reading Town Centre. The property is well presented throughout and offers well-proportioned living accommodation set over three floors. The property is entered from the ground floor into an entrance hall with stairs to the first floor where there is a storage cupboard and double doors entering in to a generous and airy living room. There is a dining area off one of end of the living room which gives access to the fitted kitchen. Another set of stairs access the second floor where there are two double bedrooms, both with built in wardrobes and a bathroom suite. The property further benefits from a garage in a block and is for sale with no chain complications. Set in this well maintained established court setting an easy walk into the town centre as well as on bus routes and close to local amenities this lovely home would make a great first time purchase, suit downsizers or be a great investment purchase with a rental yield in excess of 5.5 %.

AT A GLANCE

- Two bedroom Split Level Maisonette
- Spacious Living Room
- Fitted Kitchen and Dining Area
- Two Double Bedroom on the 2nd Floor
- Close to Reading Town Centre
- Garage in a Block & Residents Permit Parking
- No Chain

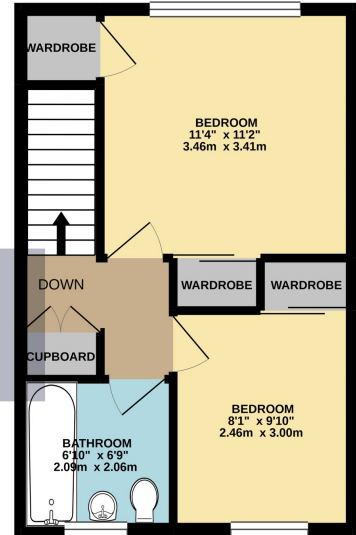
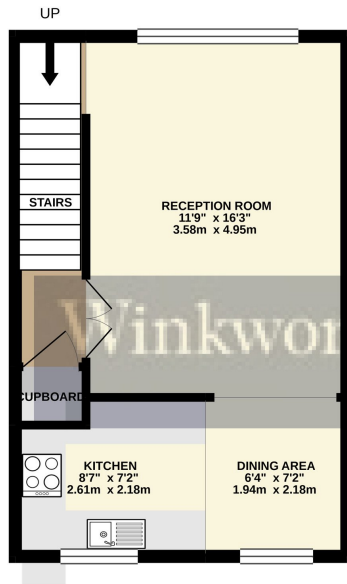




GROUND FLOOR
33 sq.ft. (3.0 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.

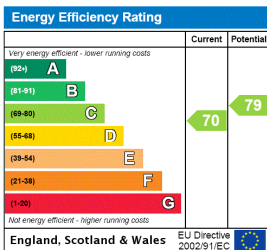
2ND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 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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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: Expires - 04/04/2137
Service Charge: £1268 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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