



CROWN PLACE, READING, RG1
GUIDE PRICE £300,000 LEASEHOLD

**A WONDERFUL TWO BEDROOM FIRST FLOOR MAISONETTE
 SITUATED IN THIS PRIME LOCATION WITHIN CLOSE
 PROXIMITY OF THE TOWN CENTRE AND THE TRAIN STATION**

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DESCRIPTION:

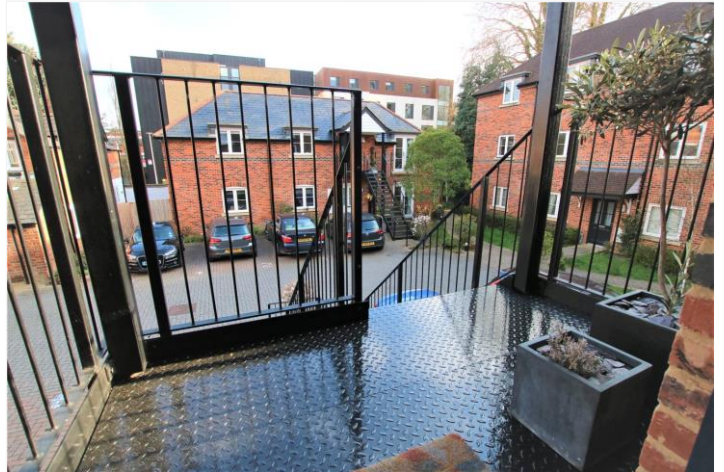
Offered to the market with no onward chain an immaculately presented two bedroom first floor maisonette, originally built in 2013. Superbly situated in this prime location within walking distance of both the town centre and the train station, with its direct link to London Paddington in just over 20 minutes and soon to be on the Elizabeth Line (Crossrail) linking Reading with the City of London and Canary Wharf.

Offering good sized well-appointed accommodation throughout and having recently been updated to include new carpeting in both the double bedrooms, karndean flooring, quartz worksurfaces in the kitchen and heated towel rails in both the en-suite and family bathroom. The property enjoys a southerly aspect overlooking the front courtyard and has a wrought iron staircase that leads up the main front door with a canopy roof. On entering the property there is an I-shape hallway with three good sized built in double storage cupboards. The open plan living space/kitchen has a juliet balcony, quartz worksurfaces and a comprehensive range of built in appliances to include a washing machine/dryer, dishwasher, built in double oven and fridge/freezer. The master bedroom has built in wardrobes and a high spec. en-suite, further double bedroom with built in wardrobe and a loft access hatch ideal for further storage. In addition to this there is a high spec. bathroom. The property further benefits from underfloor heating and an allocated car parking space.

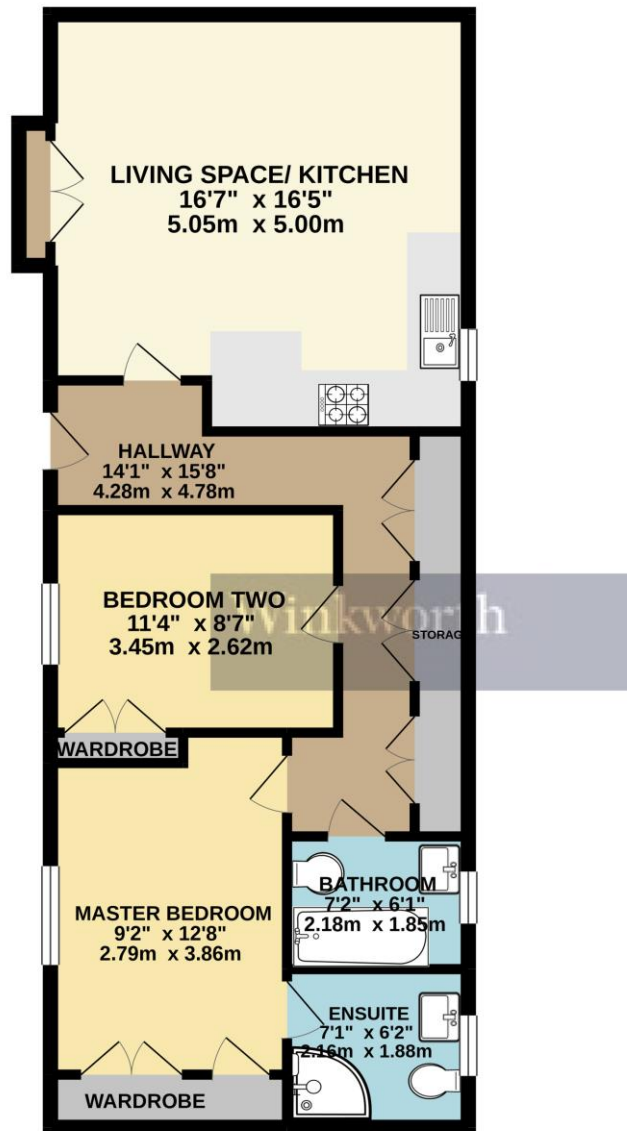
AT A GLANCE

- No Onward Chain
- Superb Two Bedroom First Floor Maisonette
- Open Plan Living Space/High Spec. Kitchen
- En-Suite To Master
- Allocated Parking Space
- Walking Distance Of The Town Centre & The Train Station
- Service Charge £1,200 pa
- Ground Rent £200 pa
- 113 Years Remaining On The Lease





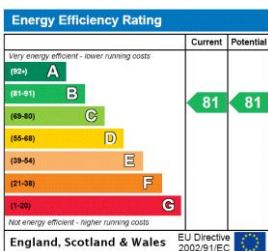
FIRST FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 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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