



**NORTHUMBERLAND AVENUE, UNITED KINGDOM, RG2 7PW**  
**OFFERS IN EXCESS OF £270,000 LEASEHOLD**

## THREE BEDROOM GROUND FLOOR MAISONETTE WITH PRIVATE GARDEN OFFERED TO MARKET WITH NO ONWARD CHAIN

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## DESCRIPTION:

Presented with no onward chain, this ground floor maisonette features three double bedrooms, a well-equipped kitchen, and a spacious living room with access to a private fully enclosed garden through bi-fold doors. The property also offers a nicely maintained outdoor space with side access, along with an outbuilding currently used for storage and equipped with power and data connections. Ample block-paved driveway parking is available for multiple vehicles. In excellent condition, this property benefits from a long lease of over 930 years, no service charge, and a peppercorn ground rent. Located in a sought-after area with excellent transport links and local amenities, this maisonette provides a peaceful and convenient lifestyle. Contact us now to schedule a viewing and seize this opportunity.

## AT A GLANCE

- No Onward Chain
- Recently Improved Ground Floor Maisonette
- Three Double Bedrooms
- Ample Driveway Parking
- Private Garden Accessed Via Living Room Bifold Doors
- Timber Outbuilding With Power & Data
- Excellent Condition Throughout
- Long Lease 935
- ZERO Service Charge & Ground Rent £10 PA

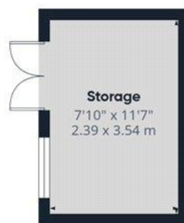








Ground Floor Building 1



Ground Floor Building 2

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**Approximate total area<sup>(1)</sup>**

771 ft<sup>2</sup>  
71.7 m<sup>2</sup>

**Reduced headroom**  
8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 935 year and 11 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 10 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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