



NORTHUMBERLAND AVENUE, READING, 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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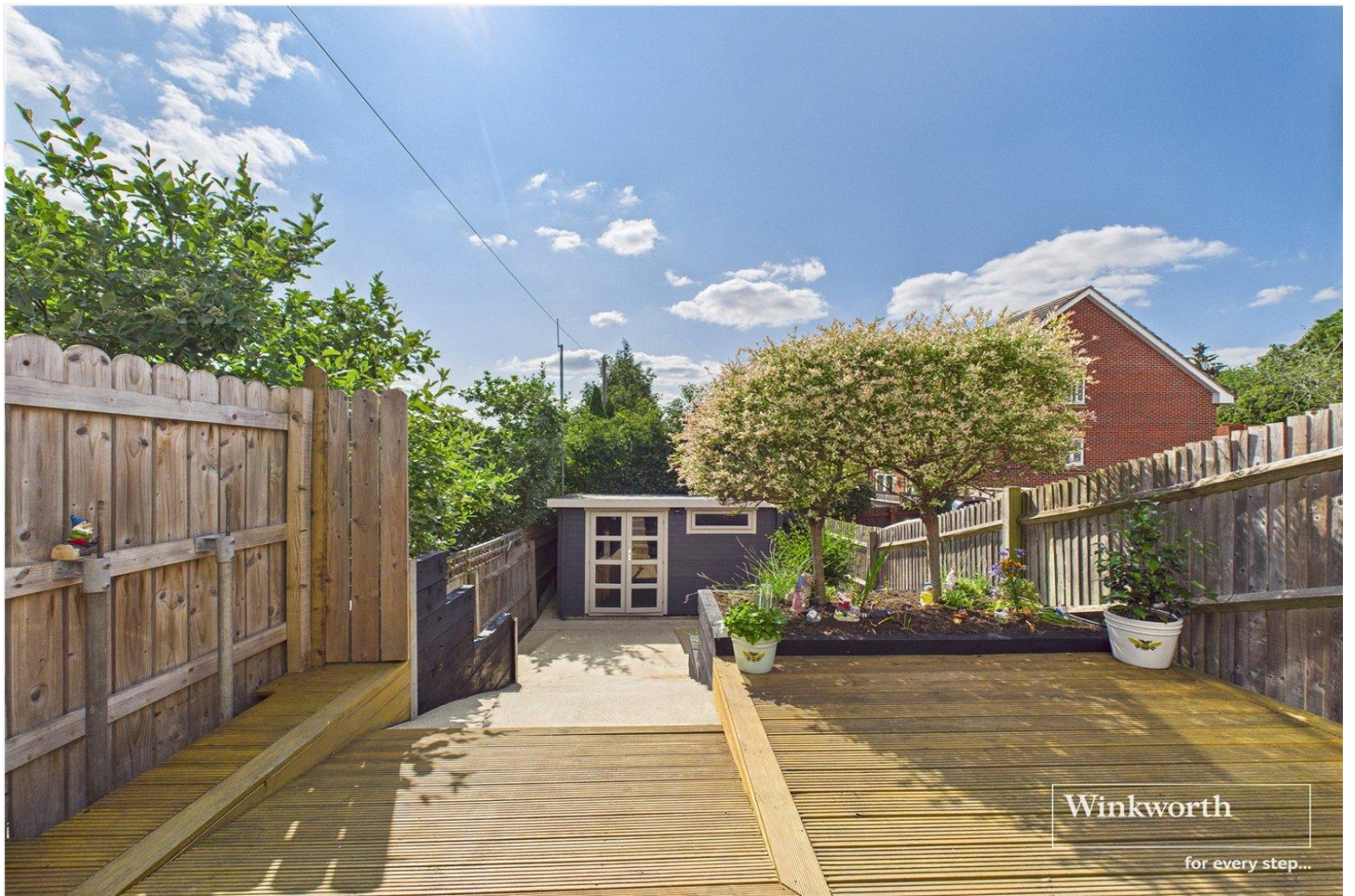
DESCRIPTION:

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 bifold 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





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Approximate total area⁽¹⁾

771 ft²
71.7 m²

Reduced headroom

8 ft²
0.7 m²

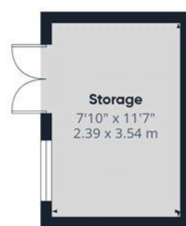
(1) Excluding balconies and terraces

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



Ground Floor Building 2

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	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 935 year and 11 months

Service Charge: £ZERO

Ground Rent: £ 10 Annually

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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