



Maltings Place, Reading, Berkshire, RG1 6QG

£270,000 *Leasehold*

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A Well Presented Re-Decorated and Carpeted Two Bedroom First Floor Town Centre Apartment With a Long Lease Being Sold With No Chain Complications

A newly decorated and re-carpeted two bedroom first floor apartment in this excellent town centre development. The property has been redecorated and further benefits from new carpets throughout. This lovely apartment in this excellent development, comprises two double bedrooms, the master with built in wardrobes, a bright spacious dual aspect lounge/diner with a feature bay window, a contemporary re-fitted bathroom and fitted kitchen. The property further benefits from recently replaced electric night storage radiators, an off road allocated parking and space. The development is also one of the only in the town centre offering dedicated visitors parking and the apartment comes with two visitors permits which can be used on the roadside throughout the development. This well presented apartment would make a great first time purchase, excellent investment or suit someone downsizing. It has a long lease, affordable service charge and ground rent and is for sale with no chain complications.

KEY FEATURES

- Two Bedroom First Floor Apartment
- Newly Decorated and Carpeted
- Spacious Dual Aspect Living Room
- Re-Fitted Bathroom
- Fitted Kitchen
- Allocated Parking and Visitors Parking
- Long Lease
- Affordable Service Charge and Ground Rent



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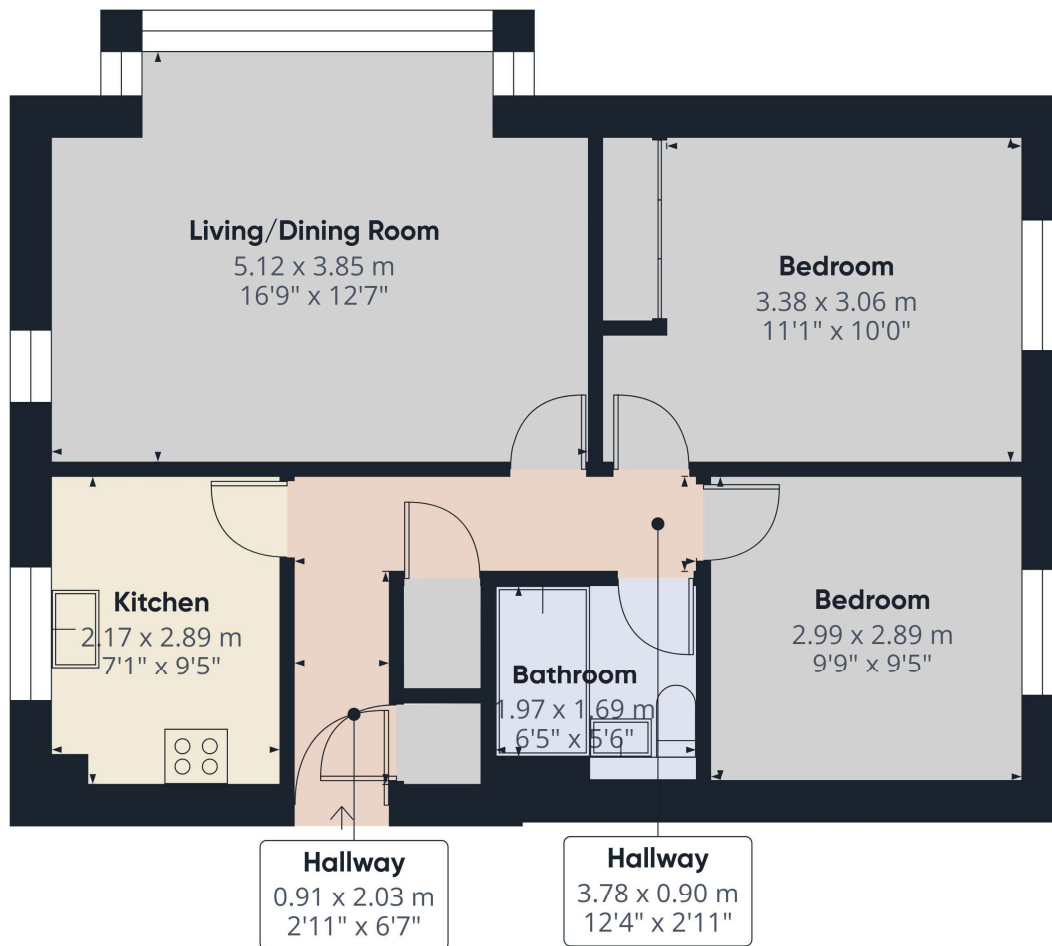
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MATERIAL INFO

Tenure: Leasehold
Term: 961 year and 0 months
Service Charge: £1790 per annum (to be confirmed)
Ground Rent: £ 120 Annually (subject to increase)
Council Tax Band: C
EPC rating: D



Approximate total area⁽¹⁾
56.1 m²
605 ft²

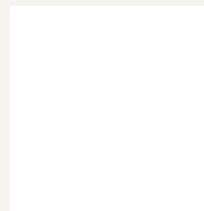
(1) Excluding balconies and terraces

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



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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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