



WESTERN ELMS AVENUE, READING, RG30 2AN
OFFERS IN EXCESS OF £230,000 SHARE OF FREEHOLD

TWO BEDROOM GROUND FLOOR FLAT WITH PRIVATE GARDEN, GARAGE AND NO ONWARD CHAIN

Reading | 0118 4022 300 | reading@winkworth.co.uk

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DESCRIPTION:

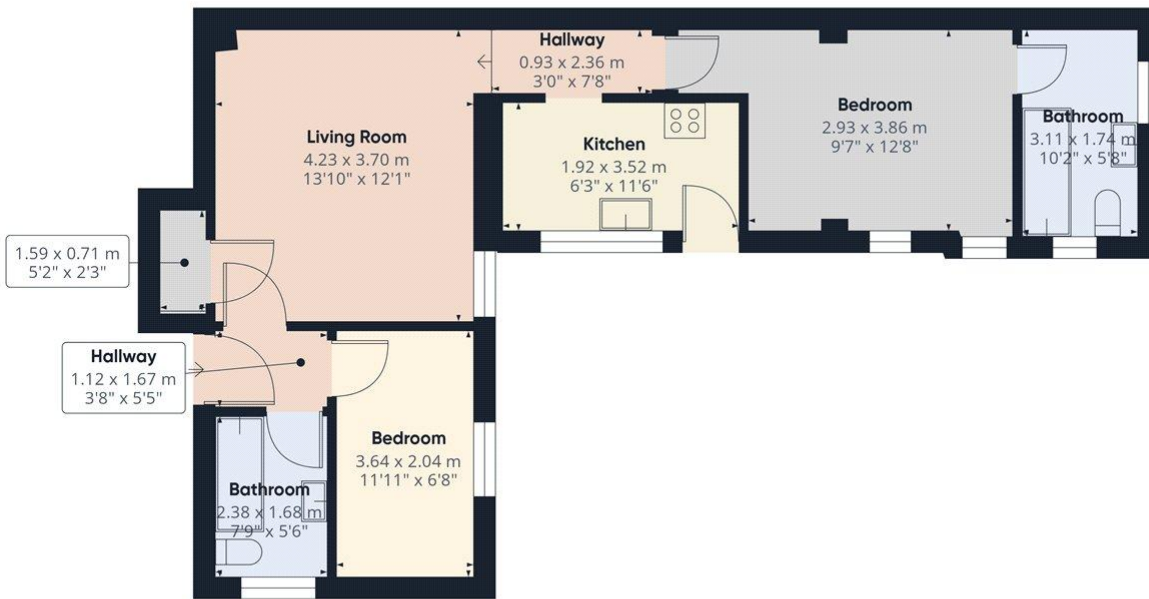
This ground floor apartment presents an appealing opportunity with no onward chain, featuring a private garden, garage, and parking space. The property comprises two bedrooms, two bathrooms including an ensuite in the master bedroom. With a share of freehold and an impressive 970-year lease with no ground rent, long-term security is assured. The spacious living room is bathed in natural light, and the kitchen offers direct access to the private garden for al fresco dining. Contemporary touches add to the sophistication of this home. Enjoy the serenity of the communal garden area. Don't miss out on this chance to secure this desirable living space - contact us today to arrange a viewing.

AT A GLANCE

- No Onward Chain
- Share Of Freehold
- Ground Floor
- Two Bedrooms With ensuite To Master
- Bathroom
- Private Garden & Garage
- Access To Communal Garden
- 970 Years Lease







Approximate total area⁽¹⁾
 57.2 m²
 616 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

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		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 978 year and 0 months

Service Charge: £2000 per annum

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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