



Winkworth

for every step...

Carey Street, Reading, RG1 7JS

Guide price £135,000 *Leasehold*

A one bedroom ground floor conversion within close proximity of Reading Town Centre benefitting from off road parking

For Sale By Modern Method of Auction and offered to the market with no onward chain and ideally positioned for commuters being situated in this prime location, within easy walking distance of both the town centre and the train station, this wonderful one bedroom ground floor apartment benefits from off road parking. The well-appointed accommodation comprises of a 31ft open plan living area/kitchen with integrated appliances, double bedroom and a shower room. Reading train station serves direct access to London Paddington.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

KEY FEATURES



- 31ft Open Plan Living Space
- 18ft Double Bedroom
- Walking Distance of the Town Centre and the train station
- Off Road Parking
- Buildings Insurance £551.36 per year
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction



Reading

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MATERIAL INFO

Tenure: Leasehold

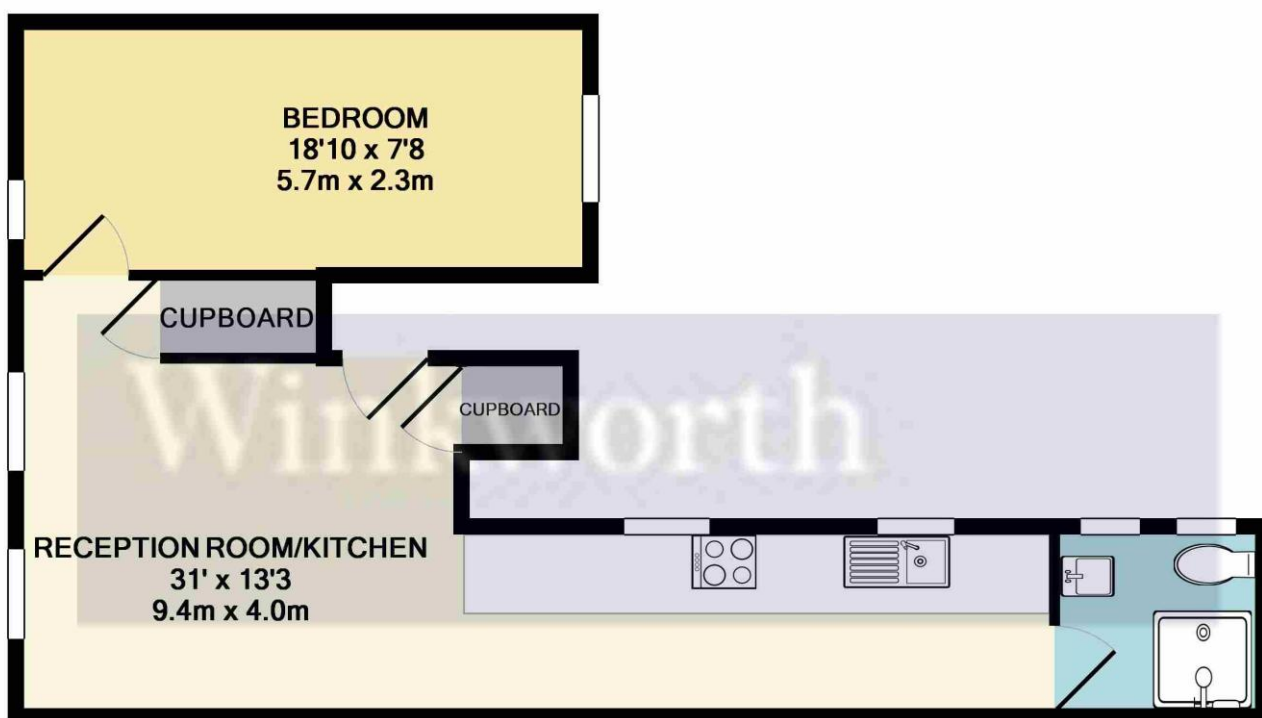
Term: 116 year and 3 months

Service Charge: £0

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: B

EPC rating: G



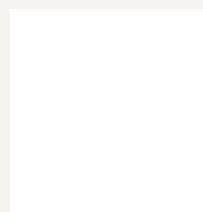
TOTAL APPROX. FLOOR AREA 445 SQ.FT. (41.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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



<https://www.winkworth.co.uk/sale/property/REA190130>

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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