



**NORTHUMBERLAND AVENUE, READING, BERKSHIRE, RG2**  
**£265,000 SHARE OF FREEHOLD**

## **A SPACIOUS TWO DOUBLE BEDROOM SPLIT LEVEL APARTMENT WITH OFF ROAD PARKING AND COMMUNAL GARDENS**

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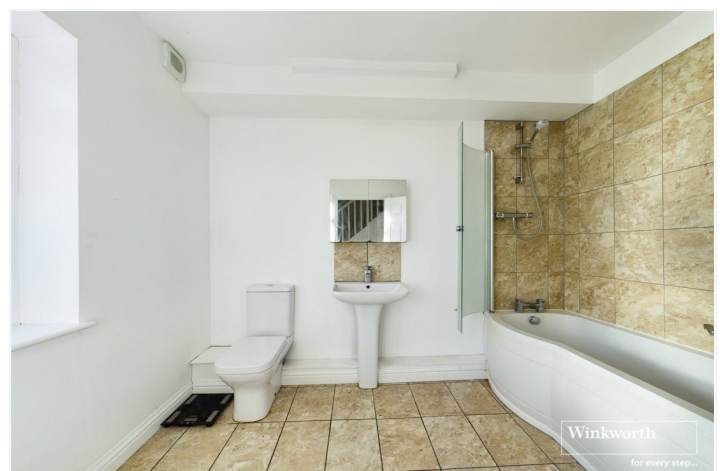


## DESCRIPTION:

This spacious split level two bedroom maisonette is for sale with no chain complications. The property is one of just 6 modern conversion apartments converted in 2017 and located under a mile from Reading Town Centre, half a mile from the University of Reading and offering excellent access to the M4 at Junction 11 and Green Park and also on the number 5 bus route with regular buses running into the town centre in just over 5 minutes. The generous living accommodation is set over three floors, with an entrance hall on the ground floor accessing stairs leading to the first floor. On the first floor there is a bright living/dining room with a feature bay window, a fitted kitchen with a range of integrated appliances, a modern tiled bathroom and a double bedroom. On the top floor there is another double bedroom. The property further benefits from an allocated parking space and access to a landscaped communal garden. This well presented property can be purchased complete with the furniture and would make an excellent first time purchase or investment with a rental yield in excess of 5.5 %

## AT A GLANCE

- Two bedroom Split Level Apartment
- Accommodation Set Over Three Floors
- Large Living Room with Bay Window
- Two Double Bedrooms
- Contemporary Bathroom and Kitchen
- Off Road Parking
- Communal Gardens
- No Chain

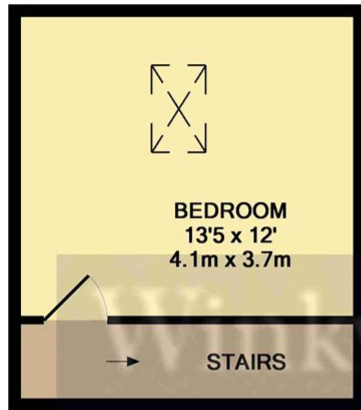




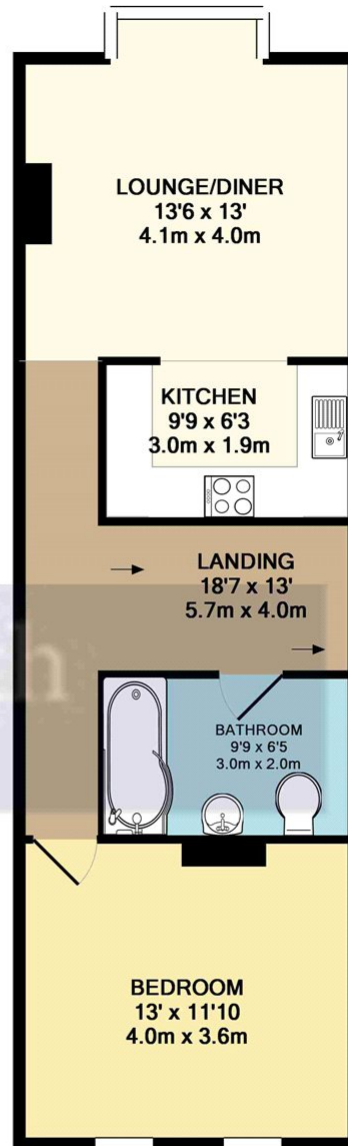




GROUND FLOOR  
APPROX. FLOOR  
AREA 65 SQ.FT.  
(6.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 205 SQ.FT.  
(19.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 550 SQ.FT.  
(51.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 820 SQ.FT. (76.2 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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