



## The Firs, Bath Road, Reading, RG1 6HN.

£300,000 *Share of Freehold*

### Spacious & well-presented three-bedroom split level maisonette.

This spacious three-bedroom split-level maisonette is presented in excellent condition throughout and is ideally situated within walking distance of Reading town centre and mainline train stations.

The accommodation comprises a generous reception room, a modern fitted kitchen, three well-proportioned bedrooms, including a principal bedroom with en suite shower room, and a contemporary three-piece family bathroom.

Further benefits include two private parking spaces — an off-road parking space and a garage — as well as access to well-maintained communal gardens.

Offered to the market with no onward chain, this property represents an ideal opportunity for both homeowners and investors alike.



### KEY FEATURES

- Three-bedroom split level maisonette
- No onward chain
- Very well presented
- Garage in block
- Residents parking
- Communal gardens
- Close to town



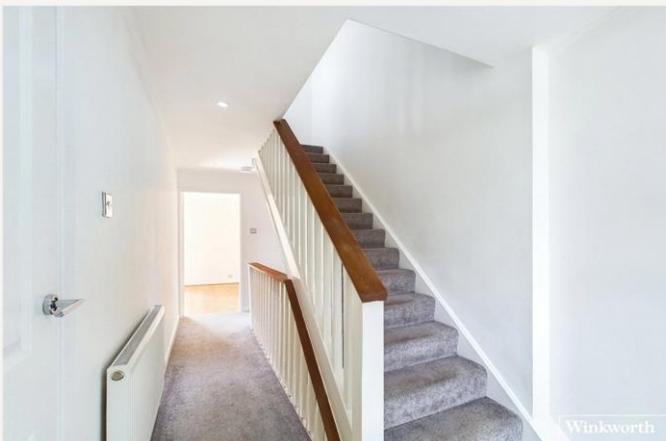
### Reading

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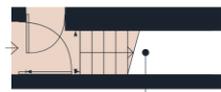
for every step...





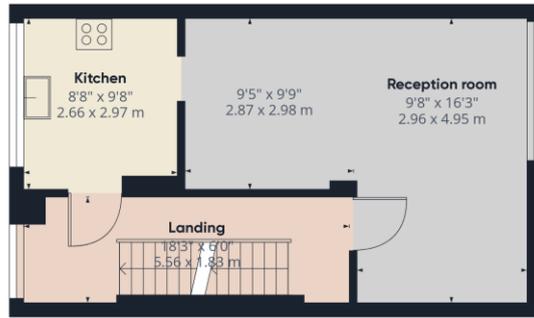
#### MATERIAL INFO

**Tenure:** Share of Freehold  
**Term:** 938 Years remaining on the Lease  
**Service Charge:** £1397 per annum  
**Ground Rent:** £0  
**Council Tax Band:** C  
**EPC rating:** C



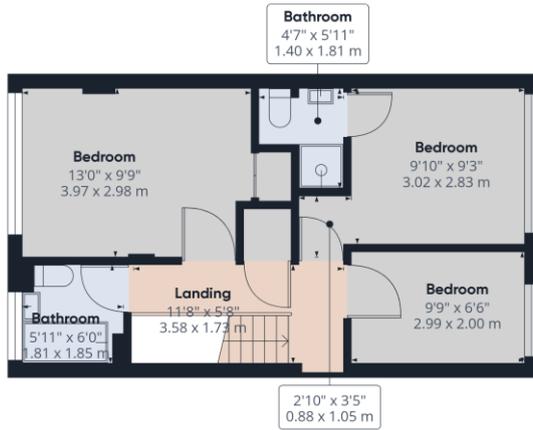
**Hallway**  
3'5" x 2'11"  
1.04 x 0.89 m

Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
892.97 ft<sup>2</sup>  
82.96 m<sup>2</sup>



Floor 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

<https://www.winkworth.co.uk/sale/property/REA260211>

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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