



MULLION COURT, READING, RG1
GUIDE PRICE £195,000 LEASEHOLD

A WELL PRESENTED REFURBISHED ONE BEDROOM GROUND FLOOR APARTMENT WITH NEW KITCHEN, BATHROOM, FLOORING AND DECOR BENEFITTING FROM OFF ROAD PARKING

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DESCRIPTION:

A stylish fully refurbished one bedroom ground floor maisonette in this small development of just six properties on the western edge of Reading Town Centre. Conveniently located in the Castle Hill/Russell Street conservation area, a short walk from Reading Station with its direct links to London Paddington in just over 20 minutes as well Reading Town Centre's shops, bars and restaurants. The property has been subject to a full refurbishment by the current owners, including a brand new fitted kitchen, new bathroom, flooring and decor throughout. New internal panel doors with black matt effect door handles have been fitted and the double glazed windows were also replaced in 2022 giving the next owner the opportunity to purchase the property in 'as new' condition. Living accommodation comprises, a reception room which is entered from a small lawned area to the front, there is a brand new Howdens kitchen, new bathroom and double bedroom with built in wardrobes. The property further benefits from a long headlease that has been extended with no ground rent, gas central heating and an allocated parking space to the rear. This delightful property would make a great first time purchase or excellent investment with a 6% rental yield and is for sale with no chain complications.

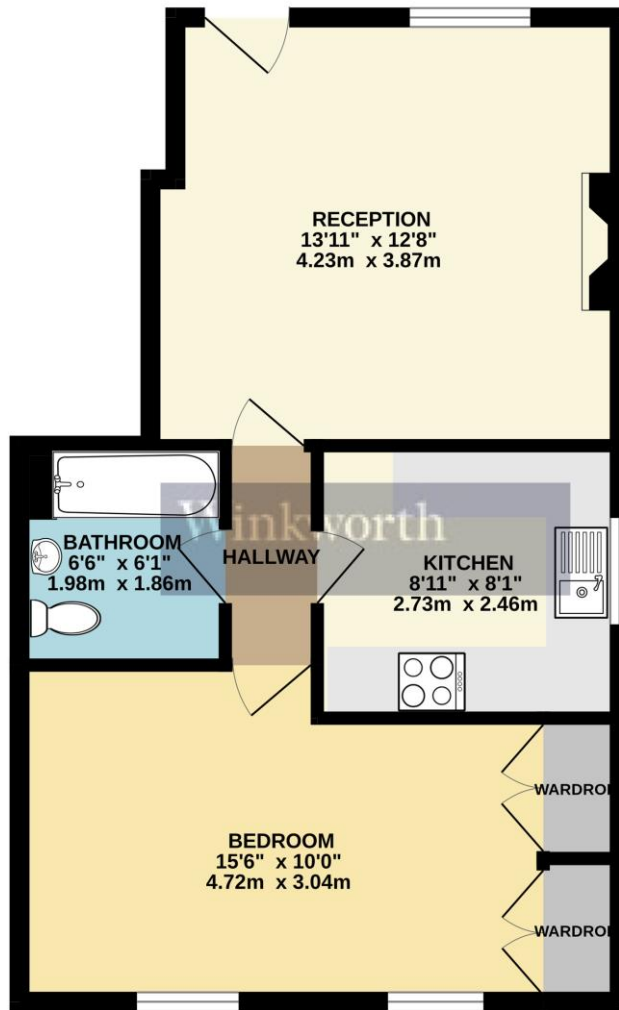
AT A GLANCE

- 1 Bedroom Ground Floor Maisonette
- Edge of Town Centre Location
- Refurbished Throughout
- New Kitchen and Bathroom
- New flooring and Internal Doors
- Replacement Windows
- 162 Year Lease
- Service Charge £125.09 Per Month
- Zero Ground Rent





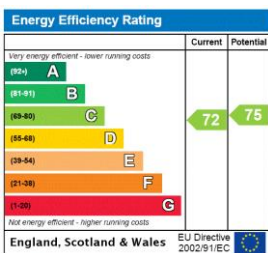
GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 460 sq.ft. (42.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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