



**TOWNSIDE COURT, CROWN PLACE, READING, RG1 5AE  
OFFERS IN EXCESS OF £300,000 LEASEHOLD**

**A WELL PRESENTED TWO BEDROOM GROUND  
FLOOR MAISONETTE IN THIS SMALL  
CONVENIENTLY LOCATED DEVELOPMENT OF**

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## DESCRIPTION:

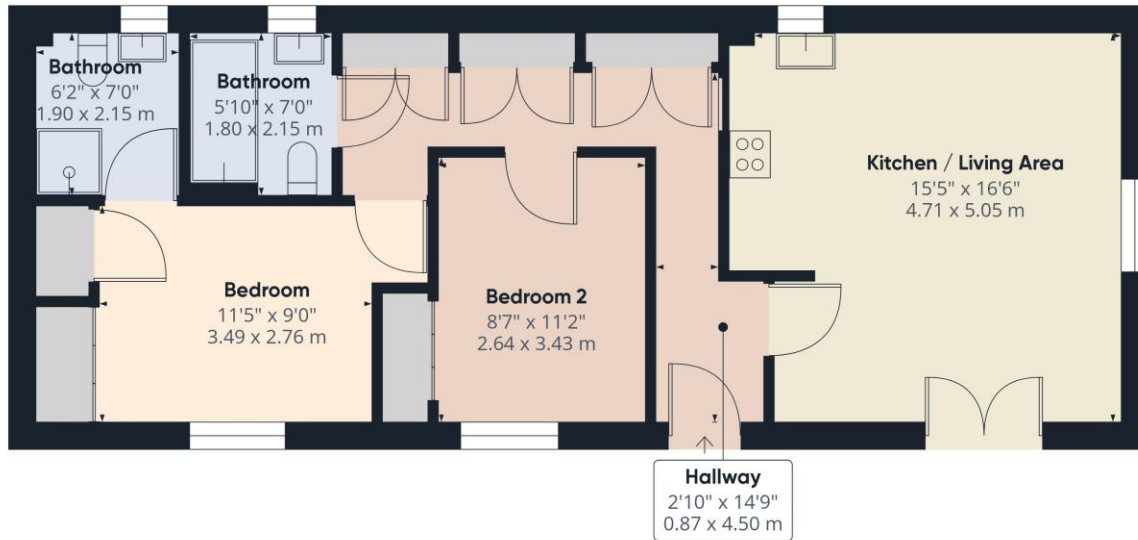
A two bedroom, two bathroom ground floor apartment in a small quiet development a short walk to the Royal Berkshire Hospital and Reading Station. Entered via its own dedicated entrance living accommodation comprises, an open plan living space with a modern fitted kitchen and doors opening onto a patio terrace, two double bedrooms, the master with an ensuite bathrooms, a further bathroom and ample storage. The property further benefits from an allocated off road parking space, underfloor heating throughout which is served by an efficient air sourced heat pump with each room having its own thermostatic control. One of just ten similar homes built in 2013 this delightful home would suit a first time buyer, a downsizer or make an excellent investment and is being sold with no chain complications.

## AT A GLANCE

- Ground Floor Two Bedroom Apartment
- Two Bathrooms
- Open Plan Living With Contemporary Fitted Kitchen
- Underfloor Heating Throughout
- Economic and Efficient to Run with an Air Sourced Heat Pump
- Allocated Off Road Parking
- Ample Storage
- No Chain







**Approximate total area<sup>(1)</sup>**  
718.06 ft<sup>2</sup>  
66.71 m<sup>2</sup>

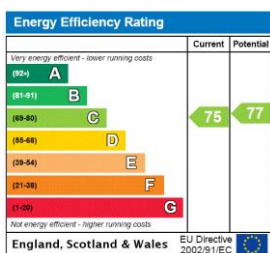
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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.



**Tenure:** Leasehold

**Term:** 112 year and 10 months

**Service Charge:** £1161 per annum

**Ground Rent:** £ 200 Annually (subject to increase)

**Council Tax Band:** C

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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