



**AMETHYST LANE, BERKSHIRE, RG30 2EZ
OFFERS IN EXCESS OF £220,000 LEASEHOLD**

TWO BEDROOM GROUND FLOOR FLAT

Reading | 0118 4022 300 | reading@winkworth.co.uk

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DESCRIPTION:

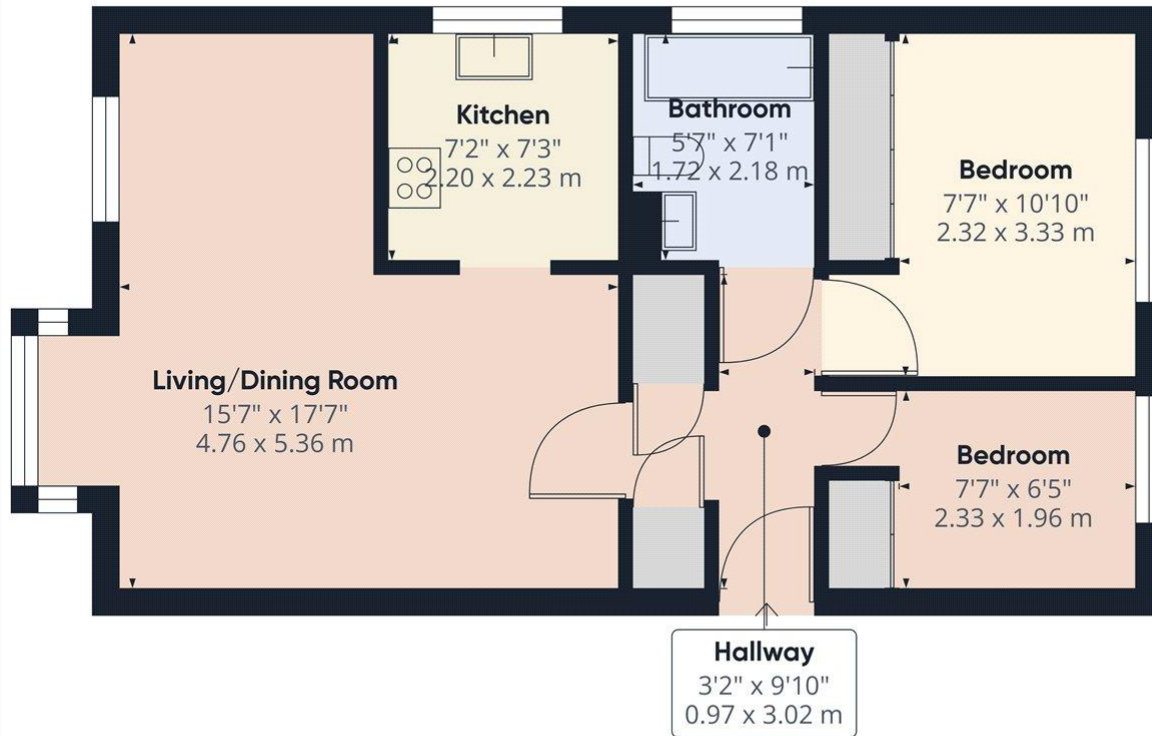
Presenting this delightful ground floor apartment featuring two generously sized double bedrooms, a spacious living/dining room, a separate kitchen, and a well-appointed bathroom. Nestled in a tranquil residential area, this property offers a comfortable living space for residents to enjoy. With access to large communal grounds, perfect for relaxation or outdoor activities, and residents parking for added convenience, this apartment is ideal for professionals, couples, or small families seeking a peaceful retreat. Located within easy reach of local amenities and transport links, this charming property provides a desirable living environment. Don't miss the chance to make this your new home and experience the comfort and convenience it offers. Contact us today to schedule a viewing and discover the appeal of this lovely property.

AT A GLANCE

- Ground Floor
- Large Communal Grounds
- Allocated Residents Car Park
- Two Double Bedrooms
- Well-proportioned living/Dining Room
- Long lease 950 Years +
- Peppercorn Ground Rent







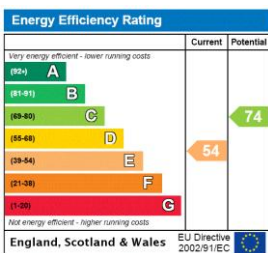
Approximate total area⁽¹⁾
 542.07 ft²
 50.36 m²

(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: 966 year and 9 months

Service Charge: £1140 per annum

Ground Rent: £ Peppercorn

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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