



**CHANCERY MEWS, READING, BERKSHIRE, RG1 7XW**  
**£240,000 LEASEHOLD**

## **A ONE BEDROOM TOWN CENTRE APARTMENT WITH A PRIVATE TERRACE IN THIS ATTRACTIVE PERIOD CONVERSION**

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## DESCRIPTION:

This lower ground floor property forms part of this sought after Mews Development and is a short walk to Reading's shops and Reading Station offering direct access to London Paddington in under 25 minutes. The property comprises a living room with a feature bay with a door opening into a private courtyard patio garden, a separate fitted kitchen, a bathroom and double bedroom. The property is accessed from its own front door into a landing with stairs leading down into the apartment. There is a study area at the bottom of the stairs ideal for home working. Further benefits include gas central heating and an allocated parking space to the rear of the property. This characterful apartment would suit a first time buyer, a downsizer or make a great investment and is being sold with no chain complications.

## AT A GLANCE

- One Bedroom Garden Flat
- Period Conversion
- Large Lounge with Feature Bay
- Private Patio Terrace Garden
- Double Bedroom
- Separate Fitted Kitchen
- Bathroom
- Off Road Parking Space
- No Chain

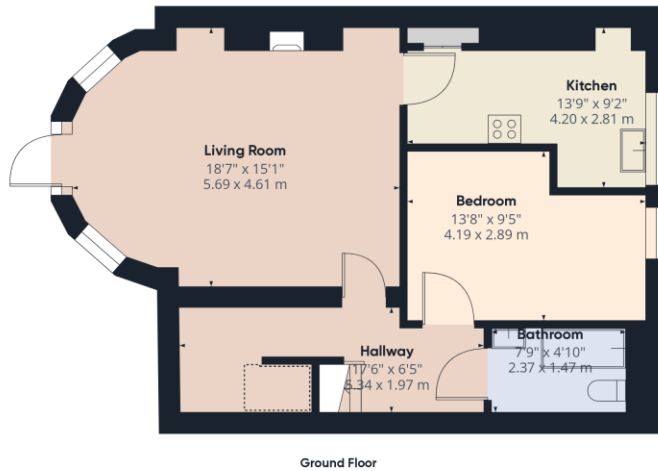


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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
619.98 ft<sup>2</sup>  
57.6 m<sup>2</sup>

Reduced headroom  
12.07 ft<sup>2</sup>  
1.12 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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

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:** 152 year and 6 months

**Service Charge:** £1020 per annum

**Ground Rent:** £ 0 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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