# SULHAM PLACE, READING, BERKSHIRE, RG30 1FG
**OFFERS IN EXCESS OF £250,000** LEASEHOLD

## A WELL-PRESENTED TWO SPLIT LEVEL BEDROOM MAISONETTE WITH TWO OFF ROAD PARKING SPACES JUST OVER A MILE FROM READING TOWN CENTRE

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## DESCRIPTION:

A well-presented modern two bedroom split level maisonette in this convenient location in a quiet street just over a mile from Reading Town Centre close to a host of local amenities including a 24 hour gym, a good selection of local shops, an award winning microbrewery and a short walk to the River Thames at Scours Lane and regular bus services offering access to the town centre in under 10 minutes. Built in 2019 and forming one of just 6 properties this lovely home would suit a first time buyer, investors or someone downsizing. Living accommodation is set over three floors with an entrance hall on the ground floor, an open plan living space with a contemporary fitted kitchen, a bedroom and bathroom completing the first floor. On the second floor there is a master bedroom with an en-suite bathroom and eves storage and a laundry cupboard housing the washing machine. To the front of the property there are two allocated parking spaces and visitors parking and the property further benefits from a communal rear garden.

## AT A GLANCE

- Two Bedroom Split Level Maisonette
- Built in 2019
- Living Accommodation Set Over Three Floors
- Two Bathrooms
- Open Plan Living with Fitted Kitchen
- Communal Garden
- 2 Allocated Parking Spaces and Visitors Parking
- Bike Store

## Ground Floor

**Hallway**
13'11" x ...
4.25 x 0.95 m

## Floor 1

**Kitchen**
8'6" x 6'2"
2.60 x 1.89 m

**Kitchen / Living Area**
12'6" x 12'7"
3.82 x 3.85 m

**Bathroom**
5'9" x 4'10"
1.77 x 1.48 m

**Bedroom**
6'8" x 12'8"
2.04 x 3.87 m

**Landing**
14'3" x 2'11"
4.36 x 0.91 m

## Floor 2

**Bedroom**
12'10" x 9'3"
3.92 x 2.84 m

**Bathroom**
6'4" x 5'9"
1.94 x 1.77 m

**Landing**
6'4" x 3'0"
1.96 x 0.94 m

**Approximate total area**[1]
625.9 ft$^2$
58.15 m$^2$

**Reduced headroom**
17.39 ft$^2$
1.62 m$^2$

(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.

GIRAFFE**360**

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.
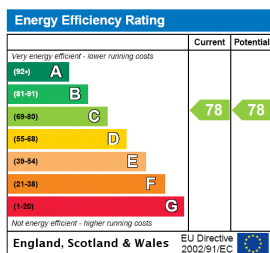
**Tenure:** Leasehold

**Term:** 121 year and 8 months

**Service Charge:** £1200 per annum

**Ground Rent:** £ 185 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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