



WEST END ROAD, MORTIMER COMMON, READING, RG7 3ST  
**£230,000 LEASEHOLD**

**THE BEST OF VILLAGE LIVING IN THIS TWO BEDROOM  
FIRST FLOOR APARTMENT IN THIS SMALL GATED  
DEVELOPMENT IN THE HEART OF MORTIMER VILLAGE.**

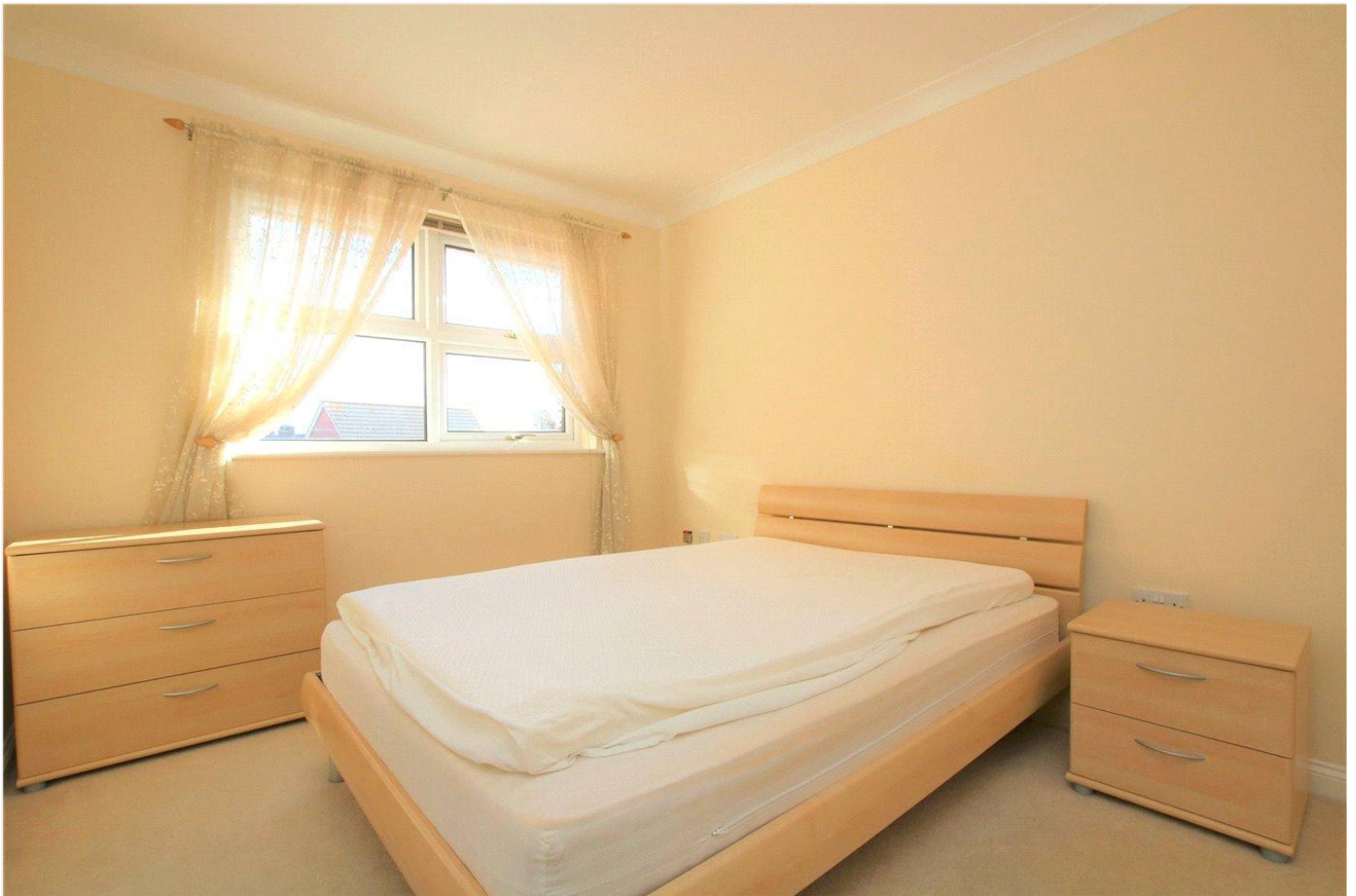
Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





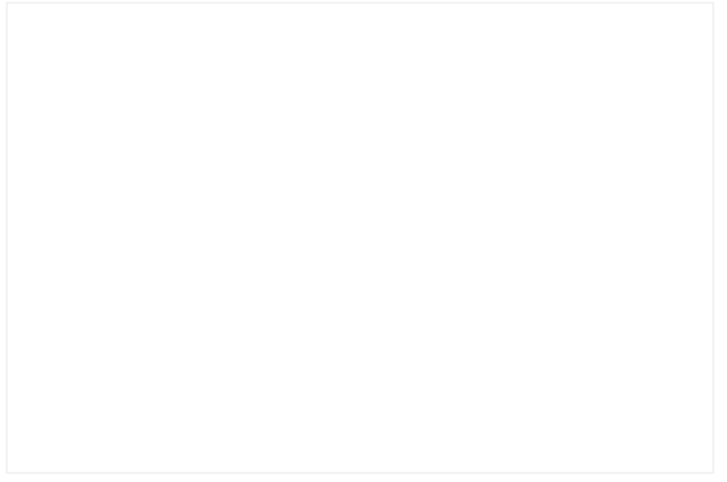
## DESCRIPTION:

This two bedroom apartment is for sale with no chain complications and is set in the heart of Mortimer village amidst some lovely countryside, offering great walks and outdoor pursuits. Mortimer Station is just over a mile away and offers access to London Paddington in under an hour Via Reading (14 minutes) as well as Basingstoke in under 15 minutes. The M4 at Junction 11 is under 5 miles, there is a good selection of village pubs, eateries and cafes within walking distance and the Wokefield Estate Golf Club is close by. Set in this small development of just six apartments the property is on the first floor and living accommodation comprises a lounge/dining room adjoining a modern kitchen, two double bedrooms, both with built in wardrobes, a bathroom and separate WC. Further benefits include, a lockable cycle store and secure gated allocated parking. This lovely apartment would suit someone wishing to live in a quiet village location, yet offering excellent transport connections and a great range of local amenities.

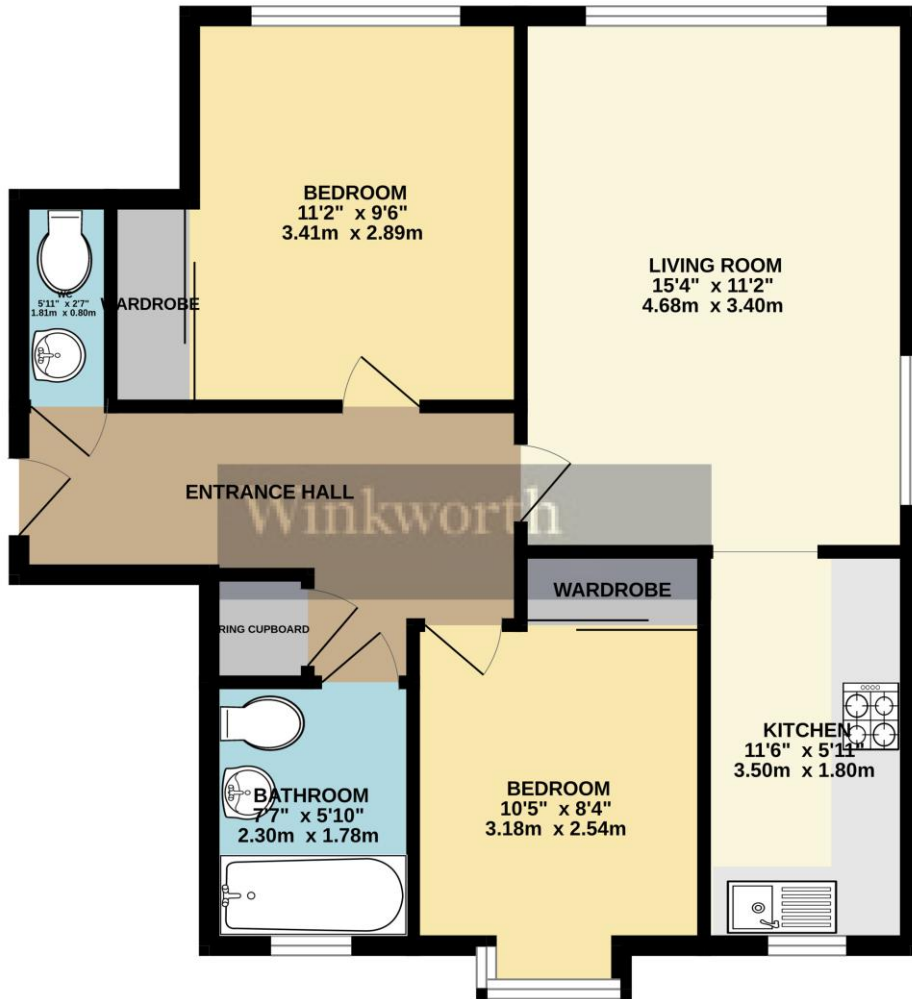
## AT A GLANCE

- Two Bedroom First Floor Apartment
- Favoured Village Location
- Secure Gated Allocated Parking
- Bathroom and separate WC
- Lounge and Galley Style Kitchen
- Council tax band C
- Lease Remaining - 131 Years
- Ground Rent - £100 Per annum
- Service Charge - £1547 Per Annum





FIRST FLOOR  
601 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.9 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.  
Made with Metropix ©2023

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

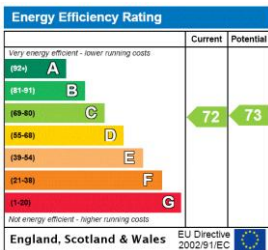
**Term:** 129 year and 7 months

**Service Charge:** £1547.38 per annum

**Ground Rent:** £ 100 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.



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

**Winkworth**

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.