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47 Courts Road, Earley, Reading, RG6 7DJ - Price £250,000

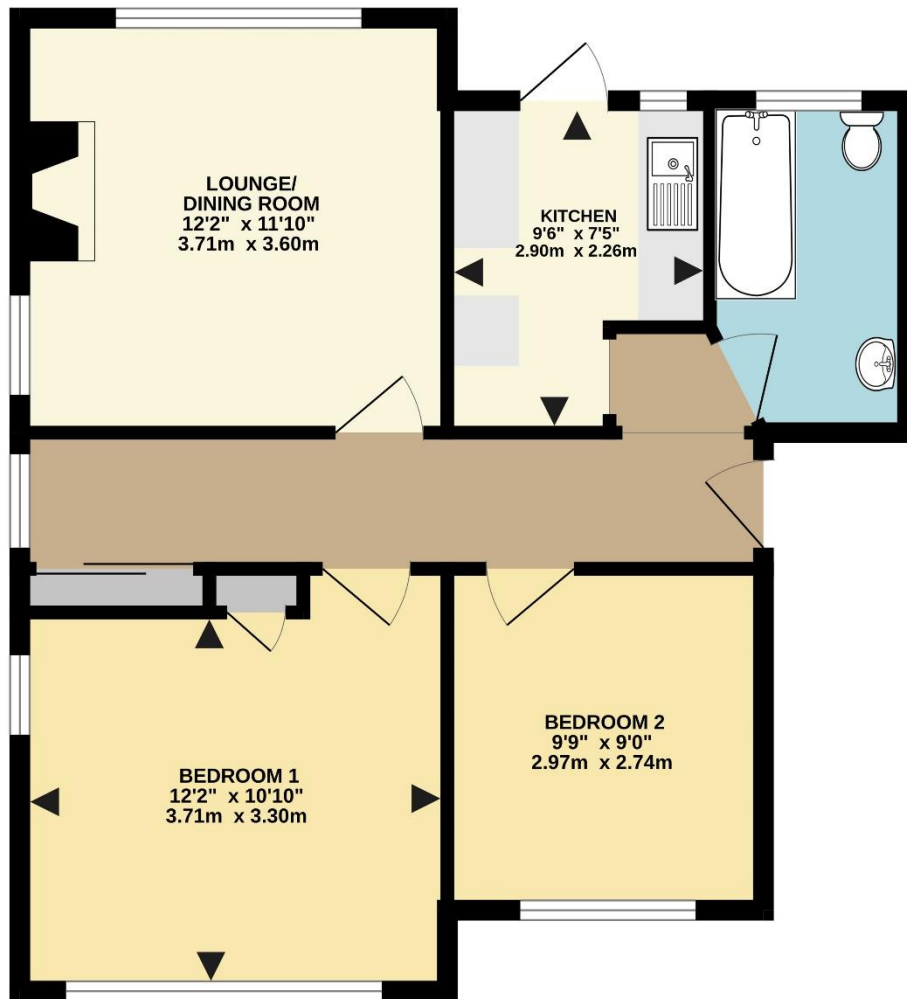
A large ground-floor flat, superbly located for access to the University, Earley Railway Station, good schools and the M4 motorway network...



2 bedrooms, lounge/ dining room, kitchen, bathroom, gas radiator central heating, double glazing, garage in nearby block, communal gardens, share of freehold.



GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.
Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.
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An ideal first-time purchase, investment purchase or suitable for those looking to downsize. The property has a long lease and the residents own the freehold.

The property is close to Sol Joel Park, only a few hundred yards from Reading's most frequent bus service into the town centre, and close to local shops.

EER: C70 **Council Tax:** B

Tenure: Leasehold. 999 years from 1st January 1997. We are advised by the seller that the residents own the freehold, there is no ground rent and the service charge is £95 per month – we await details.

The Ofcom website provides information about broadband availability and mobile networks.

Services: All mains services are believed to be connected.

IMPORTANT NOTICE: We have endeavoured to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. Distances are 'as the crow flies'. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Martin & Pole may, at your request, recommend to you a mortgage advisor or solicitor. The mortgage advisor may pay us a referral fee. The value of this fee can vary. We do not receive a referral fee from the solicitor.

For further information or an appointment to view please contact our Earley branch on:

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