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Martin & Pole

Established 1846

ESTATE AGENTS

572a Wokingham Road, Earley, Reading, RG6 7JD

Price £169,950 Leasehold



572a Wokingham Road, Earley, Reading, RG6 7JD



2 bedroom first floor maisonette – long lease – close to Earley railway station – close to convenience store – on regular bus routes – not far from the University or M4 motorway network – no chain.

A vacant 2 bedroom first floor maisonette conveniently set for access to Earley station, M4 motorway network and bus services into town. The property is now in need of a little updating but has a long lease and no onward chain. It is about a mile from the University.

The seller advises us that the property has been let almost continuously for the last several years until recently and we would therefore consider it to be a suitable investment purchase. Or it could be equally suitable for an owner occupier.

The accommodation comprises (all measurements are approximate):

Lockable gate, leading to:

External staircase, which leads to:

Front door, leading into:

Entrance Hall: Radiator

Lounge/Dining Room: 14'6 x 11'5 double glazed window, radiator.

Kitchen: 8'7 x 7'5 double glazed window, stainless steel sink unit inset into worktop, eye and base level units, wall mounted gas boiler (not tested), appliance spaces.

Bathroom: 8'7 x 5'5 double glazed window, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, part tiled walls, radiator.

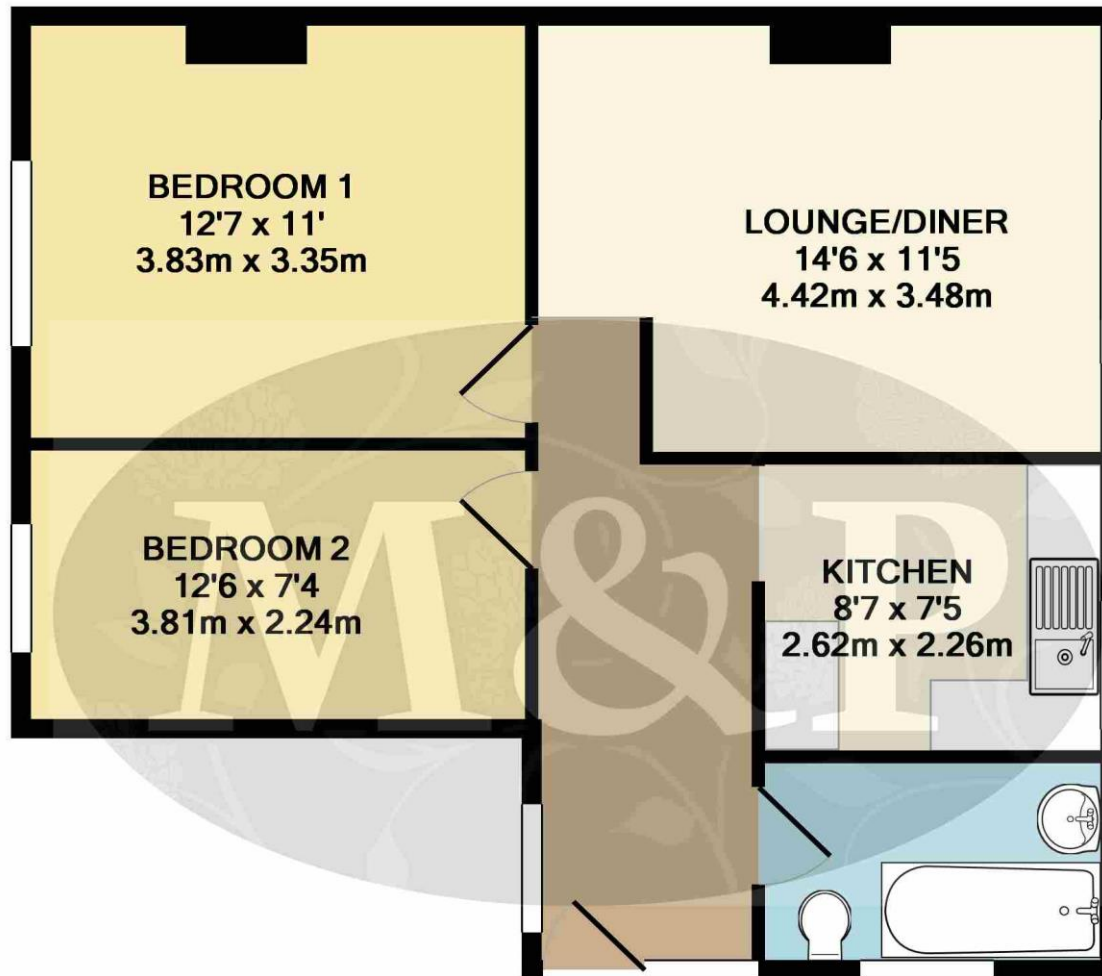
Bedroom 1: 12'7 x 11' double glazed window, radiator.

Bedroom 2: 12'6 x 7'4 double glazed window, radiator.

Tenure: Leasehold. We are advised by the seller that there is 179 years remaining on the lease, no ground rent or service charge and £100pa building insurance.

For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or earley@martinpole.co.uk

EER: D61 Council Tax: B



TOTAL APPROX. FLOOR AREA 569 SQ.FT. (52.9 SQ.M.)

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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