



44 Inglewood Court
Reading, RG30 2DU

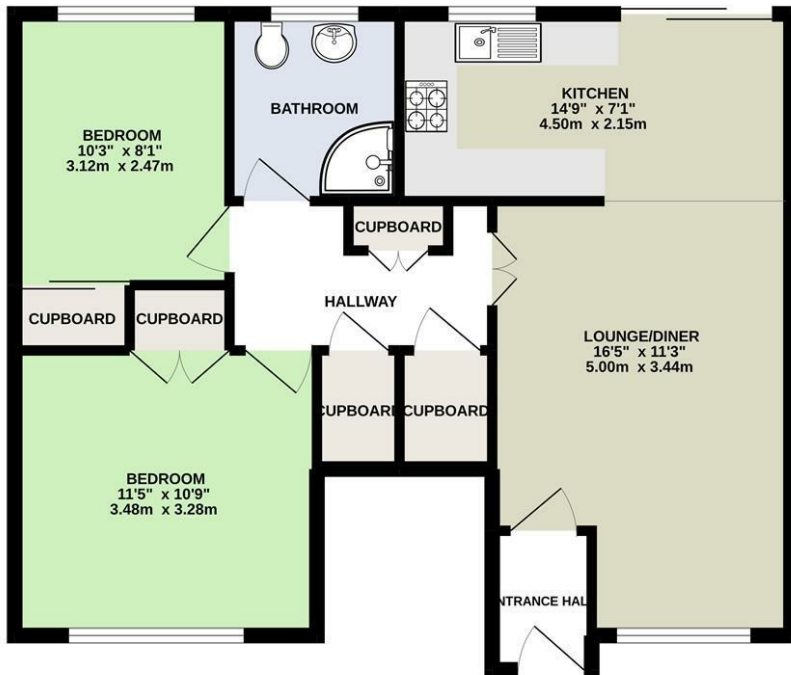


Guide price £250,000 Share of Freehold

VillageProperties.co.uk

44 Inglewood Court, Liebenrood Road

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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DESCRIPTION:

VP - Presented to the market is this two double bedroom ground floor maisonette with 900 years plus remaining on the lease. The property comprises living/dining room, refitted kitchen, two bedrooms, refitted shower room and storage cupboards. There is direct access to the communal garden which backs onto Prospect Park. There is a garage in block.

Tenure (According to Vendor)

Share of freehold

Lease remaining in excess of 900 years

Maintenance charge is £600 per annum

No ground rent

EPC rating: C.

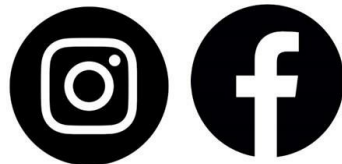
SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- GROUND FLOOR
- REFITTED KITCHEN
- SHARE OF FREEHOLD
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- DIRECT ACCESS TO COMMUNAL GARDEN
- REFITTED BATHROOM
- GARAGE IN BLOCK
- CUL DE SAC

ADDITIONAL INFO:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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