



46 Charles Street
, RG1 7DB



Offers in excess of £200,000 Leasehold

VillageProperties.co.uk

46 Charles Street

DESCRIPTION:

VP - The property comprises entrance hallway, two bedrooms, bathroom, living room and kitchen. In the basement there is potential for a third bedroom and cinema room with restricted head height. Externally there is a courtyard enclosed garden and off road parking space.

Lease remaining - 90 years

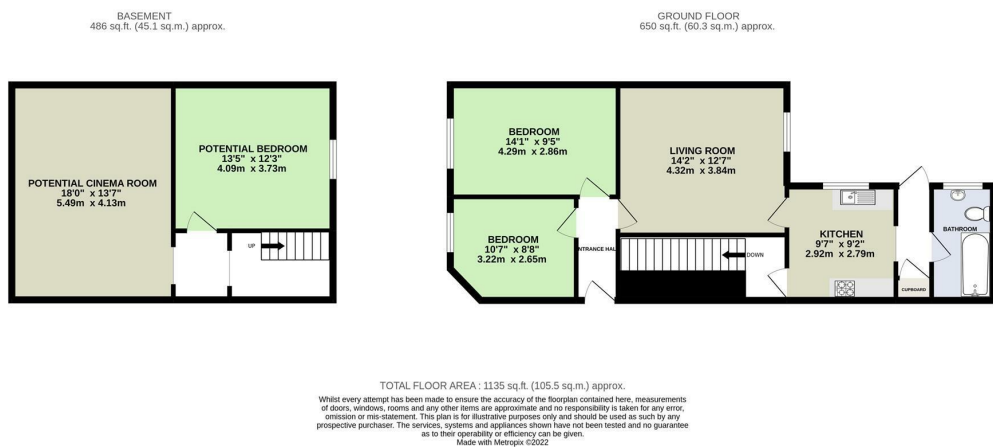
Service charge -£529 p/a

Ground rent - Peppercorn

Council tax band B (Reading)

SUMMARY OF ACCOMMODATION:

- GROUND FLOOR
- GARDEN
- NO ONWARD CHAIN
- TWO/THREE BEDROOMS
- OFF ROAD PARKING
- BASEMENT
- CLOSE TO TOWN CENTRE
- CINEMA ROOM



ADDITIONAL INFO:

VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607

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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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