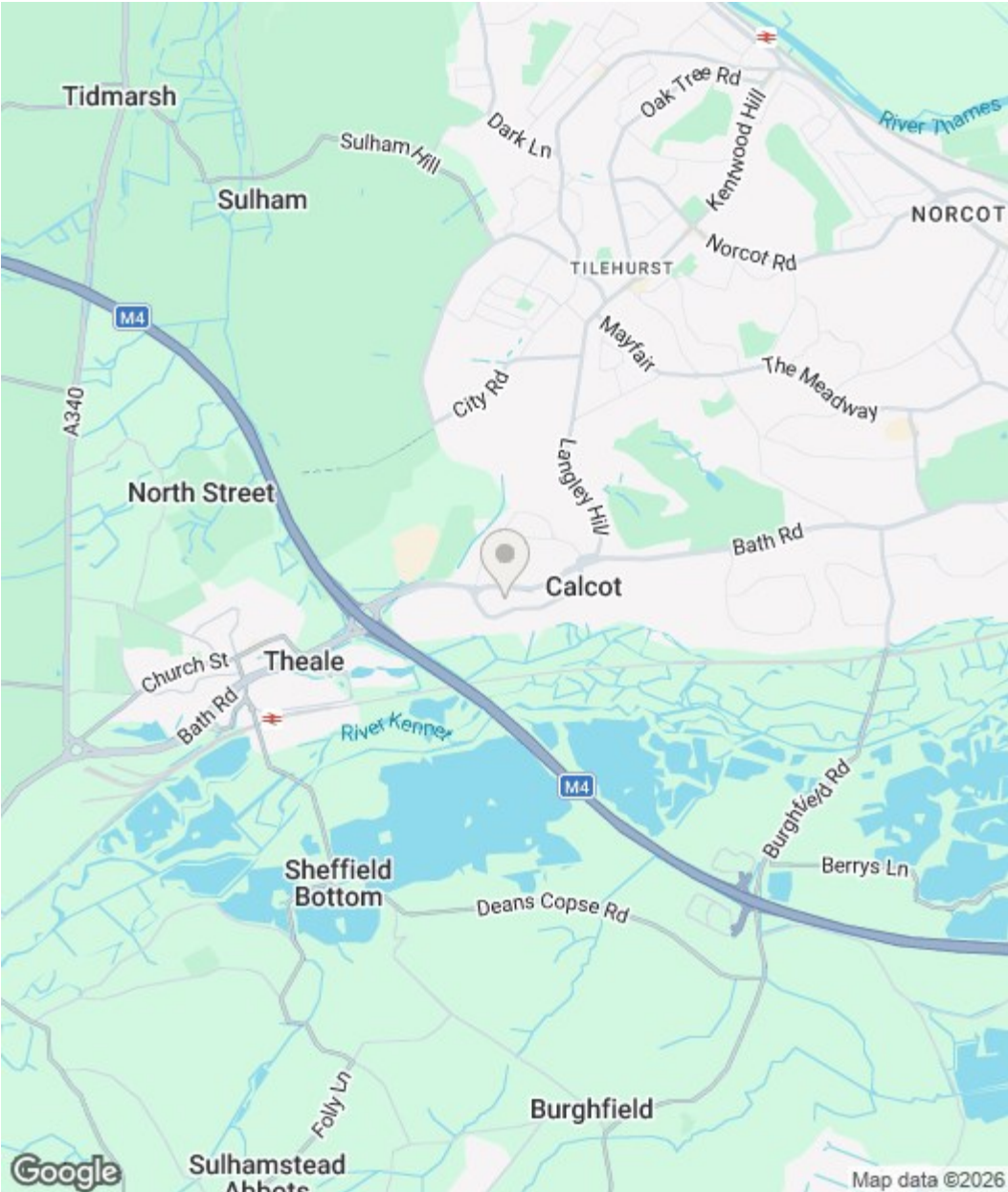




27 Caistor Close
Calcot, RG31 7AY

Guide price £190,000 Leasehold



DESCRIPTION

VP - NO ONWARD CHAIN. Presented to the market is this one-bedroom ground floor maisonette located in the desirable area of Caistor Close, Calcot, Reading. This delightful property is perfect for first-time buyers or those looking to downsize, offering a comfortable and convenient living space with no onward chain.

As you enter the maisonette, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The bedroom is a peaceful retreat, offering ample space for furnishings and personal touches. The property also features a well-appointed bathroom, ensuring all your essential needs are met.

One of the standout features of this maisonette is the allocated parking space, providing you with the convenience of off-road parking. The property benefits from gas central heating, ensuring a cosy environment throughout the year. With approximately 950 years remaining on the lease, you can enjoy long-term security in your new home.

Situated in a quiet residential area, this maisonette is conveniently located near local amenities, including shops, schools, M4 motorway and parks, making it an ideal choice for those seeking a balanced lifestyle. With excellent transport links to Reading and beyond, you will find yourself well-connected to the wider region.

Council tax band - A
Ground rent - £36, TBC

- SUMMARY OF ACCOMMODATION**
- NO ONWARD CHAIN
 - ONE BEDROOM
 - GROUND FLOOR
 - CIRCA 950 YEARS LEFT ON LEASE
 - ALLOCATED PARKING SPACES
 - CUL DE SAC LOCATION
 - 360 VIRTUAL TOUR
 - COUNCIL TAX BAND - A

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

