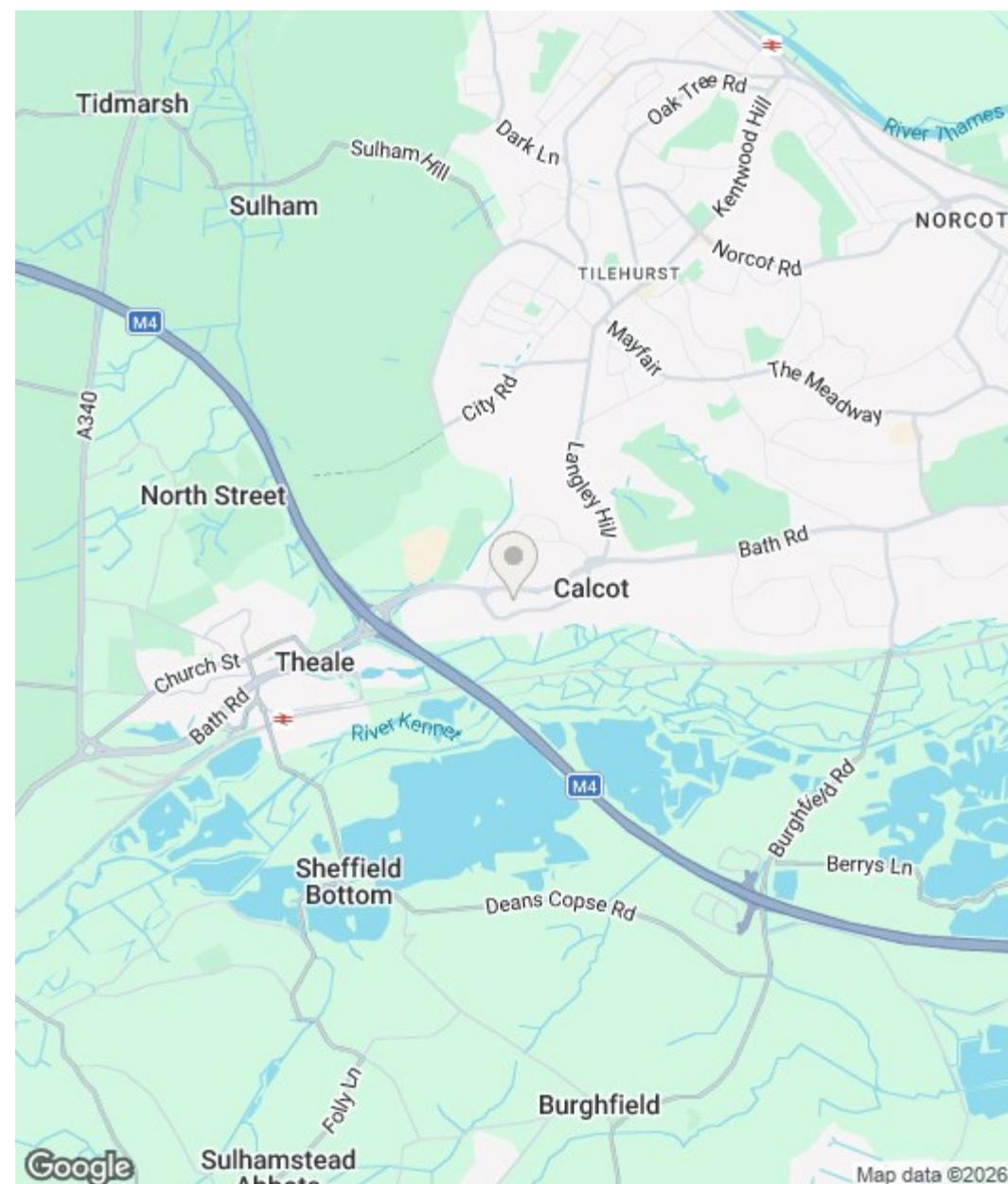




27 Caistor Close
Calcot, RG31 7AY

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

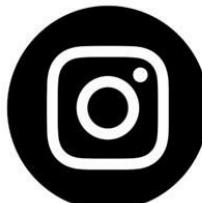
SUMMARY OF ACCOMMODATION

- 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	

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