

Chester Street, Reading, Berkshire, RG30 1LL



£124,950 - Leasehold

West & Central Reading

298 Oxford Road
Reading RG30 1AD

0118 958 3333

email: reading@sansome-george.com

Tilehurst & Purley

1 The Parade, Knowsley Road
Tilehurst RG31 6FA

0118 942 0500

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Lettings & Management

298 Oxford Road
Reading RG30 1AD

0118 939 1999

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This purpose built First Floor Apartment is located approximately 2 miles from Reading Town Centre and is within walking distance of shopping facilities, local amenities and public transport services.

Well presented accommodation comprises of Entrance Hall with built in storage cupboards, 15' Living Room, 11' modern fitted Kitchen, two 'double' Bedrooms and a white three piece Bathroom. Complemented further by a private Rear Garden, UPVC double glazed windows and offered for sale with a renewed 125 year lease, this will make an ideal first time or investment purchase.

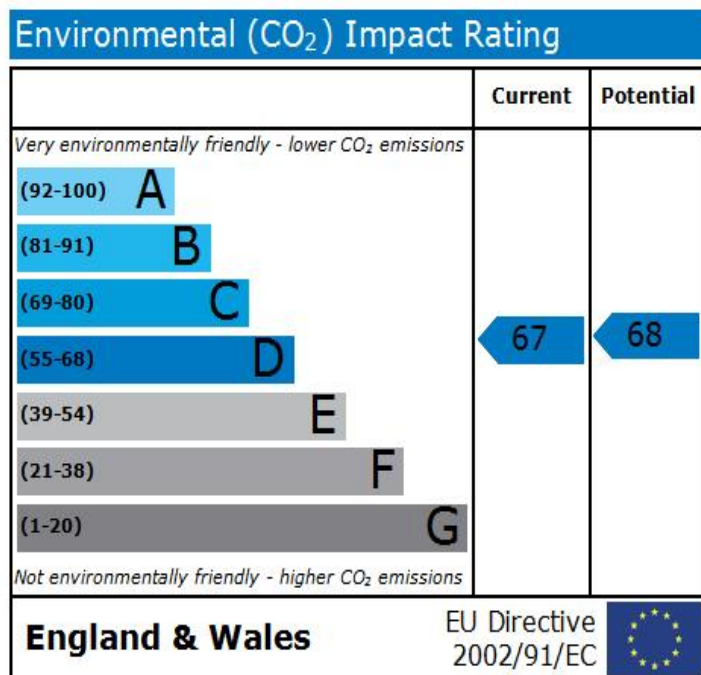
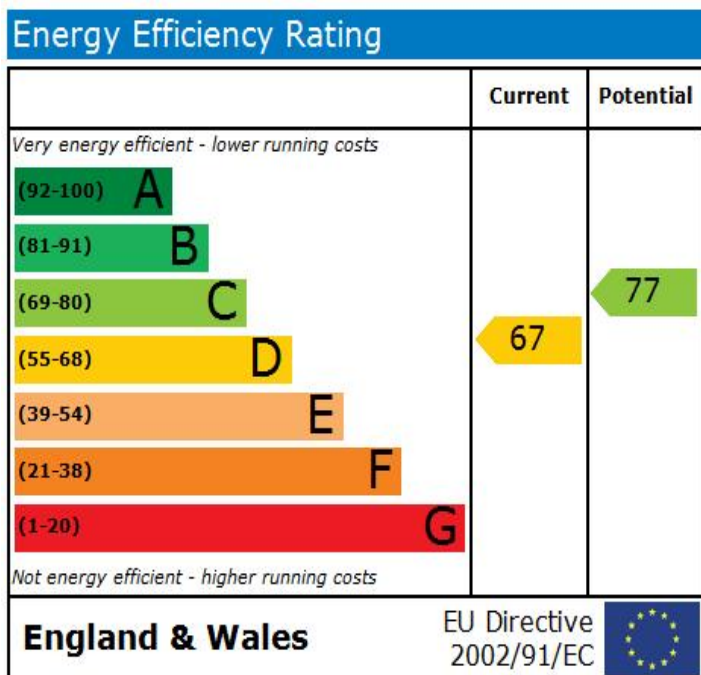
Internal inspections come highly recommended. Please call West & Central Reading Office on (0118) 958 3333.



Living Room



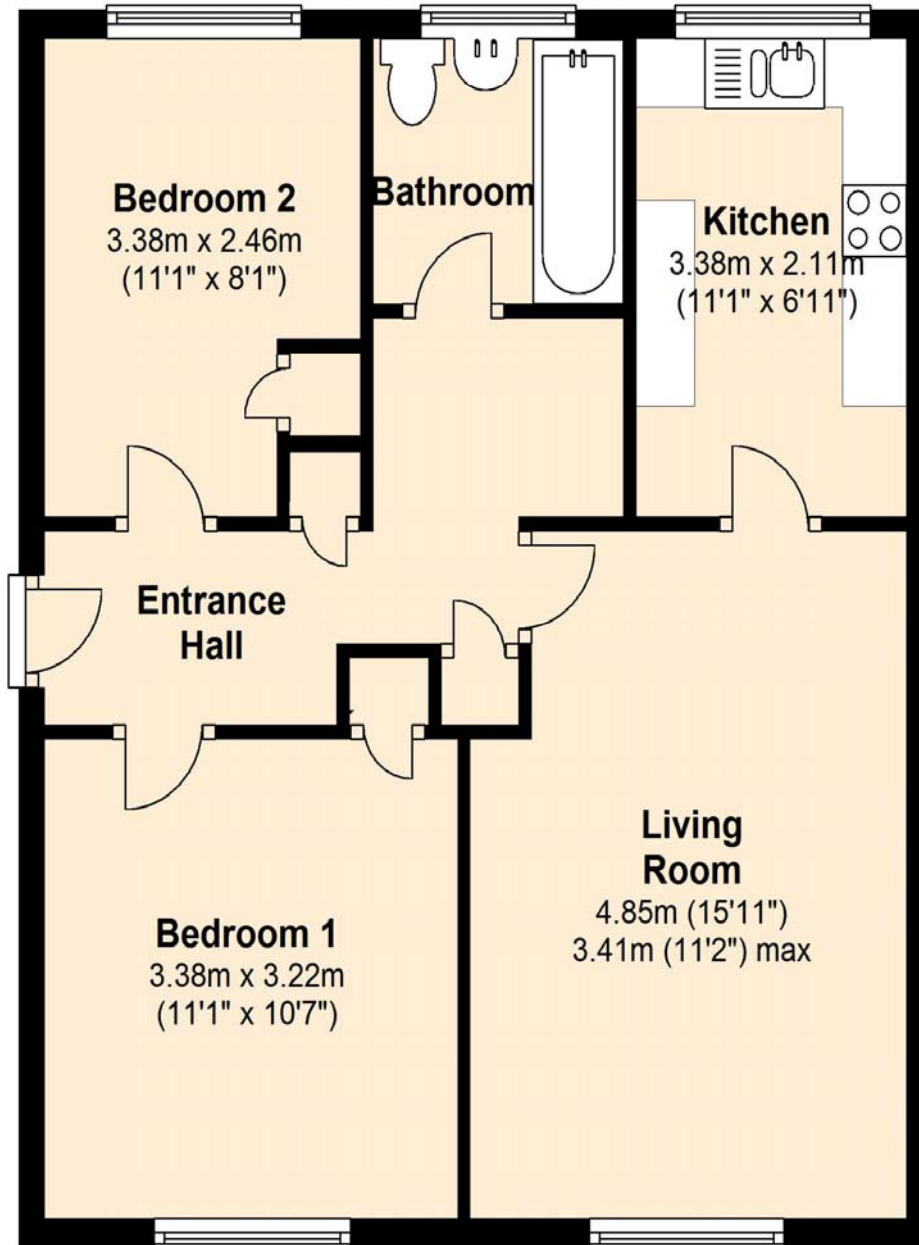
Fitted Kitchen



Lease Term – 125 years, Ground Rent – £200 per annum,
Council Tax – Reading Borough Council, Band B £1165.70 (2010/2011)

Floor Plan

First Floor



Total area: approx. 53.5 sq. metres (575.7 sq. feet)

PURCHASER'S NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.