



2 bed flat to buy in RG1

Rose Kiln Lane, Reading, Berkshire, RG1 6SW

£165,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Two bedrooms
- ✓ Ground floor Flat
- ✓ Garage
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This two bedroom ground floor apartment is immaculately presented internally benefiting a recently refitted shower room and kitchen. Conveniently located for The Oracle and Reading train station, both can be reached on foot. There is access to a patio area and the communal gardens via sliding doors and garage.

The accommodation further comprises two bedrooms, separate kitchen which has been updated and 13ft living/dining room. The property is within a short drive of the M4 and presents a fantastic first time purchase or investment opportunity.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 961

Annual Ground Rent Amount: £180.00

Annual Service Charge Amount: £1,414.00

Price: Starting Bid £165,000

Property Type: Flat

Parking: Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

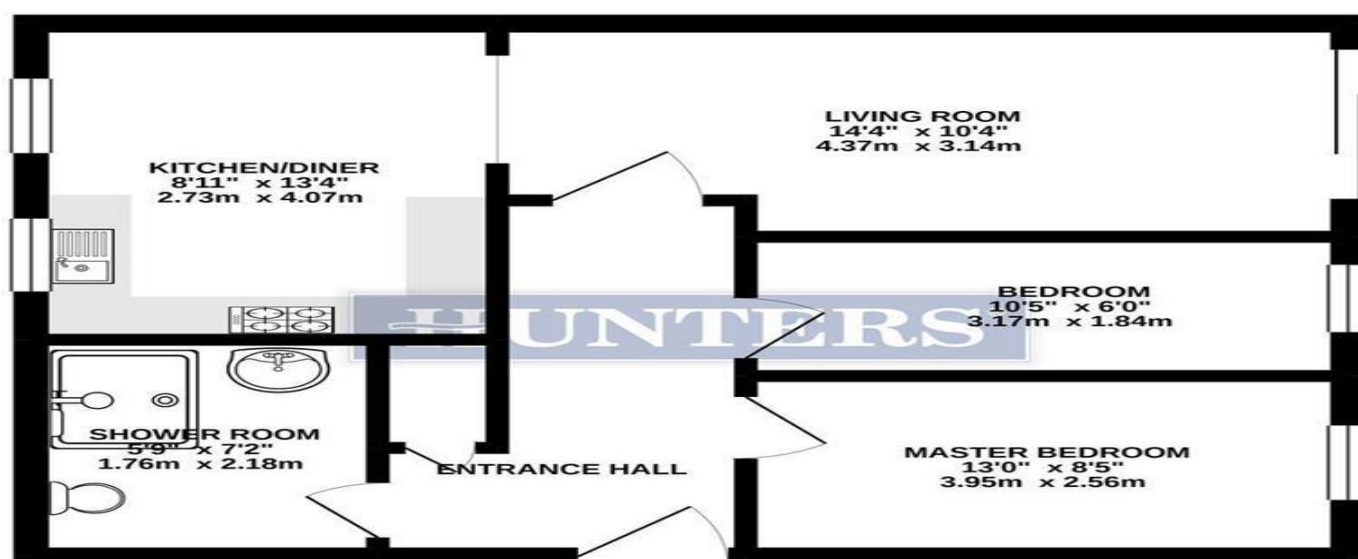
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Rose Kiln Lane, Reading, Berkshire, RG1 6SW

Contact your local branch today for more information on this property:

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