



Yew Lane, Reading, RG1 6DA

Guide Price £290,000 *Share of Freehold*

Two Bedroom Maisonette In A Sought-After Riverside Location With Private Garden, Communal Grounds & Share Of Freehold

Occupying three floors, this impressive two-bedroom maisonette enjoys a highly desirable riverside setting and benefits from its own private garden, located separately from the property just a short walk away, together with attractive and well-maintained communal gardens and grounds providing additional outdoor space for residents to enjoy.

The property has its own private front door, with useful ground-floor storage currently utilised as a utility area. Stairs rise to the first floor where there is a spacious living/dining room and a well-appointed fitted kitchen, creating an excellent space for both everyday living and entertaining. The second floor comprises two generous double bedrooms and a modern bathroom.

Further benefits include allocated residents' parking, ample visitor parking and an exceptionally long lease of approximately 990 years remaining.

Combining the independence of a private entrance with spacious accommodation arranged over multiple levels, this distinctive maisonette offers considerably more than a conventional apartment. The riverside location, private garden, attractive communal gardens and grounds, parking and extensive lease make it a particularly appealing opportunity for buyers seeking a unique home in a sought-after setting.

Early viewing is highly recommended.



KEY FEATURES

- Two Double Bedroom Maisonette
- Private Entrance & Accommodation Over Three Floors
- Private Detached Garden A Short Walk From The Property
- Attractive Communal Gardens & Riverside Grounds
- Spacious Living/Dining Room
- Allocated Residents' Parking & Visitor Parking
- Useful Ground-Floor Utility/Storage Area
- Approximately 990-Year Lease Remaining
- Rarely Available & Early Viewing Recommended



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MATERIAL INFO

Tenure: Share of Freehold

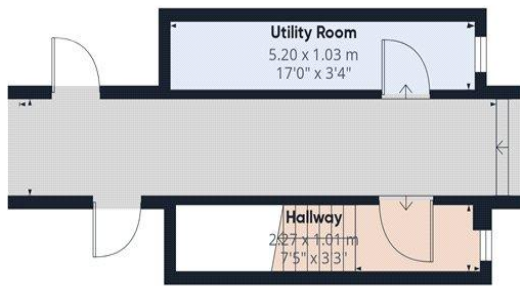
Term: 990 year and 3 months

Service Charge: £796.88 per annum

Ground Rent: £ Zero

Council Tax Band: C

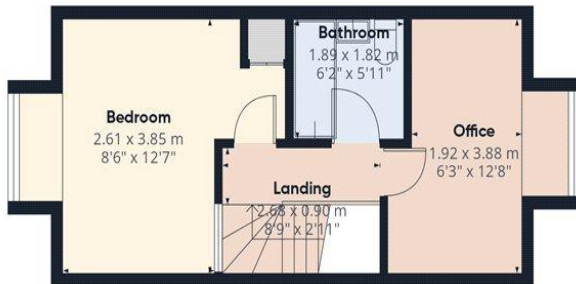
EPC rating: TBC



Ground Floor



Floor 1



Floor 2

GLA^m94.78 m²1020.21 ft²**Total**94.78 m²1020.21 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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