



**16, Garden Mews Parkhouse Lane, Reading, RG30 2HD**  
**Guide Price £300,000 Leasehold**

**sansome & george**  
Residential Sales & Lettings



- Exclusive Ground Floor Apartment
- Well Maintained Development
- Allocated Parking Bay In Residents Car Park
- 21' Dual Aspect Living Room Opening To Well Appointed Side Aspect Kitchen
- 17' Bedroom 2, Separate Three Piece Bathroom
- Offered With No 'Onward Chain'
- 1 Owner Since Being Built In 1999
- Generous Overall Size of 78 sq. m. (843 sq. ft.)
- Main Bedroom With En-Suite Shower Room & Doors To South Facing Patio & Gardens
- Well Tended Grounds Including Secure Residents Garden With Bicycle Storage

Offered the the market with the advantage of no 'onward chain', this rarely available and highly sought after purpose built apartment comes to the market for the first time since it was built in 1999. Situated in a small exclusive development located between the tree lined Westcote Road and no thru road Parkhouse Lane; the A4 Bath Road, numerous regular bus services and Reading West train station are all conveniently within 6 minutes walk. Being approximately 1.5 miles west of Reading town centre, other local amenities to include Prospect Park, local shops, cafes, gyms, supermarkets, pubs and restaurants are all nearby.

Situated in this coveted and exclusive development, the property boasts a predominantly southerly aspect viewing the beautifully maintained lawned residents garden to the rear. An allocated parking bay (visible from the kitchen window) plus additional visitor bays is in the block paved car park, plus there is bicycle storage and separate refuse store all within the well tended established leafy grounds which all create a delightful, convenient and practical living environment.

Level access is via a communal entrance hall with telephone entry system. This property is positioned on the ground floor, in the south east rear corner of this purpose built 3 storey apartment building. The front door opens to a spacious entrance hall with built in airing cupboard (housing unvented hot water system), additional storage cupboard and continues into a hallway with doors leading to the living room, 2 bedrooms (all south facing) and a bathroom with white suite which includes a mixer/shower tap over bath. The generous dual aspect living room has a large arch opening to a well appointed side aspect fitted kitchen. The 13' main bedroom features a built in double wardrobe, en-suite shower room and patio doors opening to a part screened southerly aspect patio terrace which adjoins the lawned garden. Bedroom 2 also measures in excess of 17' and includes a fitted wardrobe and rear aspect box bay window. Other general features to note include double glazed sash windows and gas fired central heating to radiators (n/t).

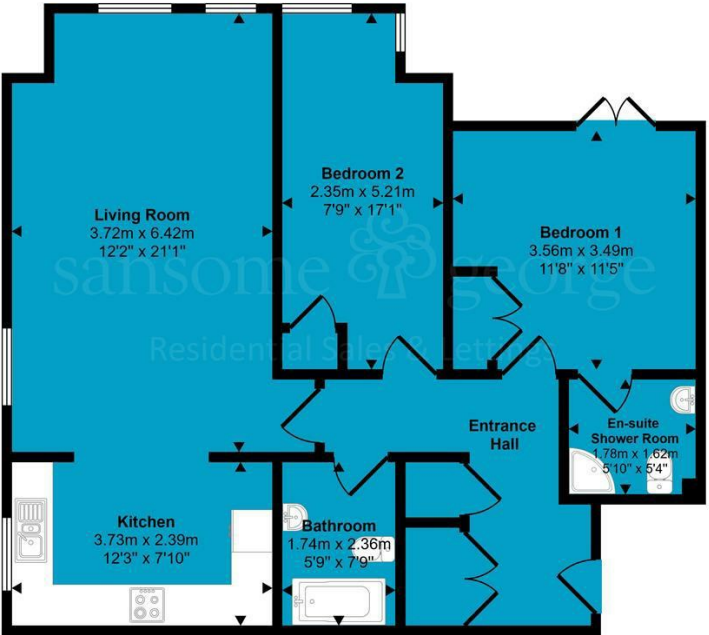
Please contact Sansome & George Estate Agents to discuss this desirable property in more detail or to schedule a viewing appointment at your earliest convenience.

Reading Borough Council - Band C

Leasehold Information:-  
 Lease Term:- 125 years from August 1999, circa 99 years remaining  
 Ground Rent:- £200 per annum (as of 2024, doubles every 25 years)  
 Maintenance/Service Charges:- £2172.00 per annum



Approx Gross Internal Area  
78 sq m / 843 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts  
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