



MANSFIELD ROAD

READING, RG1 6AL

£180,000

GUIDE PRICE

LEASEHOLD 108 YEARS

SERVICE CHARGE £1,313 PA

GROUND RENT £100 PA

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 0 **EPC C**

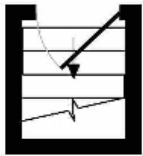
Council Tax Band B


Scan
for full
details

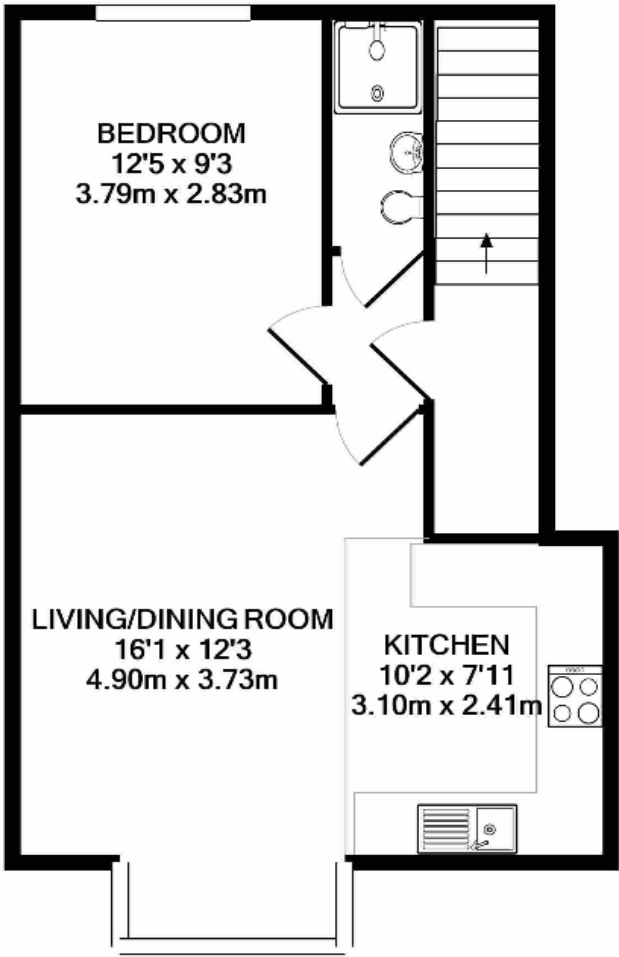


**PRO
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PROSPECT.CO.UK



ENTRANCE FLOOR
APPROX. FLOOR
AREA 15 SQ.FT.
(1.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.5 SQ.M.)
TOTAL APPROX. FLOOR AREA 472 SQ.FT. (43.9 SQ.M.)
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Anti-Money Laundering: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £80 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable. Disclaimer: These particulars are produced in good faith and are believed to be correct, but their accuracy is no way guaranteed and they do not form part of a contract. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room measurements are approximate. The floor plan is for layout guidance only and not drawn to scale. Window and door openings are approximate. Whilst every care is taken in the preparation of this floor plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.



Property Photos



PROSPECT
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		