

2 Bed Maisonette In 55 Presentation Way , Reading, RG30 3EW

£330,000





SHORT DESCRIPTION

Property Ref: 15151 Immaculate Two-Bedroom Maisonette – Private Entrance, Garden & Prime Cul-de-Sac Setting Tucked away in a quiet cul-de-sac, this beautifully presented two-bedroom maisonette offers the perfect blend of space, style, and privacy. With its exceptionally low annual service charge, and shared ownership of a freehold, this home presents a rare opportunity for first-time buyers, young professionals, or investors seeking a low-maintenance property in a highly desirable location. Accessed via its own private entrance on the ground floor, a welcoming reception and staircase directs you to the property with its bright and well-proportioned layout, located on the 1st floor. The high ceilings and 360-degree natural light create a bright, airy atmosphere—reminiscent of a detached home. Key Features: • Spacious open-plan living and dining area – ideal for entertaining or relaxing • Modern kitchen with ample storage and integrated appliances – perfect for daily living and hosting • Two generously sized double bedrooms, including a master with en-suite • Stylish family bathroom • Rear garden with excellent privacy, maintained by the management office – a rare and highly desirable outdoor space • Allocated residents' parking and outbuilding bicycle storage, offering practical additional space • Peaceful cul-de-sac location, providing both privacy and quiet surroundings • Excellent access to Reading town centre (via direct bus routes), Mainline Railway Station, Prospect Park, and other local amenities • Well connected to Heathrow Airport and London via M4 • Built to modern high energy-efficiency standards – helping reduce energy costs and environmental impact Combining the comfort of modern living with characterful charm and rare outdoor appeal, this impressive maisonette is not to be missed. Contact us today to arrange your viewing – homes like this are rarely available! Property Type: Maisonette Full selling price: £330000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 995 Yearly Ground Rent Cost: £1.00 Yearly Management Cost: £288.00 Council tax band: C EPC rating: B Measurement: 850.349 sq.ft. Outside Space: Rear Garden Parking: Allocated Heating Type: Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-Occupied -----

2

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

