



39 BEATTY RISE, SPENCERS WOOD, READING, BERKSHIRE, RG7 1FQ



- Top floor apartment
- Spencers Wood area
- 2.4 miles to junction 11 of the M4
- 0.4 miles to local amenities
- One allocated parking space
- EPC Rating C

Asking Price £155,000 (Leasehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE SHINFIELD BRANCH ON 0118 988 5000



PROPERTY DESCRIPTION

A one bedroom top floor apartment located off the Basingstoke road. The property provides excellent access to the M4 Junction 11 located just 2.4 miles and 0.4 miles from local amenities. This top floor apartment is comprised of a living room, kitchen, double bedroom, and family bathroom. The property is in need of a refurbishment and is to be sold as seen. EPC Rating C. Shared ownership and being staircased to 100% ownership.



LOCAL INFORMATION

Spencers Wood is an expanding rural village located between the villages of Three Mile Cross and our neighbouring parish of Swallowfield. It has a library, post office, bakery, The Farriers Arms Pub and Lamb's Lane Primary school amongst its diverse range of amenities. Local shops cater for day-to-day needs whilst more extensive shopping facilities may be found in the bustling market town of Wokingham and the town of Reading with its Oracle Shopping Centre. Railway stations providing services to London and the West Country may be found at Winnersh, Wokingham and Reading. Access to the M4 is available via Junction 11 which in turn provides access to Heathrow Airport, Central London, the West Country and M25.

ACCOMMODATION

The property is located on the top floor and is comprised of a 12.9ft by 12.7ft living room, kitchen, double bedroom, family bathroom and three storage cupboards.

OUTSIDE SPACE

One parking space is available for use by the owners of the property.



LOCAL AUTHORITY and SERVICES

Wokingham Borough Council - Council Tax Band B
Mains Gas, Water and Electricity.

LEASEHOLD

99 year lease starting on 1st of April 2006.

Awaiting confirmation of ground rent and service charges from vendors.

Should you proceed with the purchase of the property these details must be verified by your solicitor.

CONVEYANCING

Through our partners Lifetime Legal, we can introduce you to solicitors who specialise in conveyancing. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate Limited is an Introducer Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Limited which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

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LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

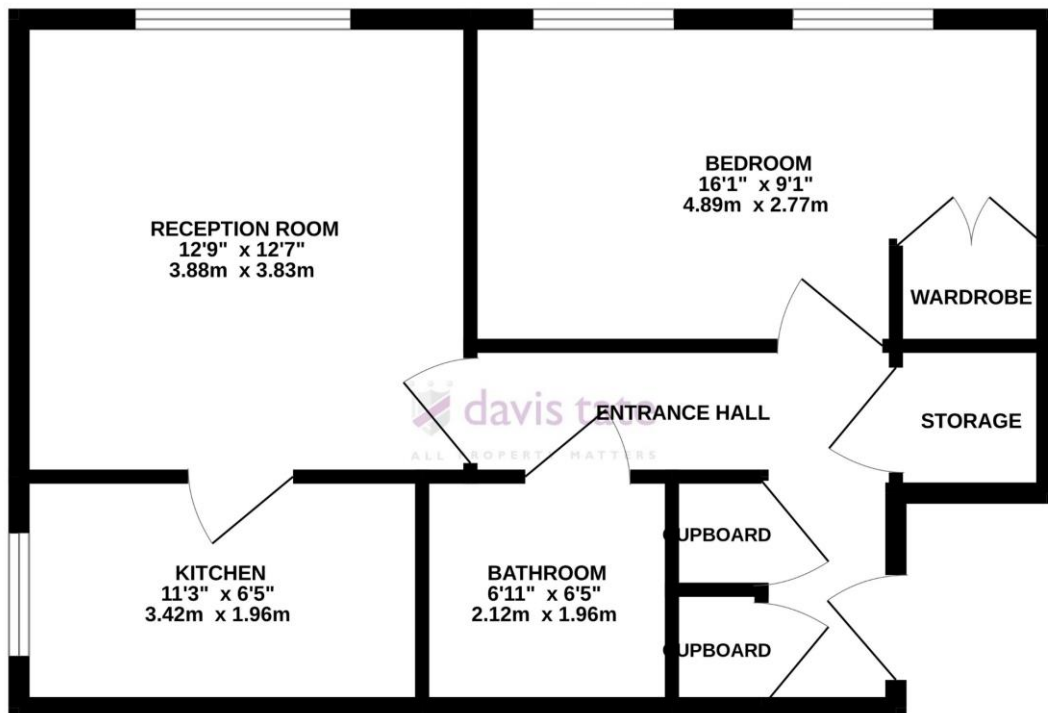
BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £36 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



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TOTAL FLOOR AREA: 523 sq.ft. (48.6 sq.m.) approx.

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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