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FLAT 1, 1 HAYES DRIVE, THREE MILE CROSS, READING, BERKSHIRE, RG7 1GB



- Two Bedroom Ground Floor Apartment
- No Onward Chain
- Two Double Bedrooms
- Family Bathroom & En-Suite
- Allocated Parking Space
- Convenient Location

Offers in excess of £250,000 (Leasehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



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PROPERTY DESCRIPTION

Offered to the market with no onward chain is this well presented two bedroom ground floor apartment conveniently located in Three Mile Cross offering easy access to local amenities, transport links and just 0.8 miles from junction 11 of the M4 and 1.2 miles from Mere oak park and ride. The property benefits from a 24' open plan living/dining/kitchen with fridge/freezer, washing machine and dishwasher, two double bedrooms family bathroom and en-suite to the primary bedroom. Outside the property benefits from an allocated parking space. EPC B.

LOCAL INFORMATION

Three Mile Cross is so named as it lies three miles south of Reading on the old Basingstoke Road. It is a small rural village and the community is divided by the A33 Basingstoke - Reading road. It is designated an area of special character and is located close to Junction 11 of the M4. 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.

ACCOMMODATION

The property comprises of entrance hall, open plan living/dining/kitchen, principal bedroom with en-suite, a further double bedroom and a modern style bathroom.

OUTSIDE SPACE

Allocated parking space

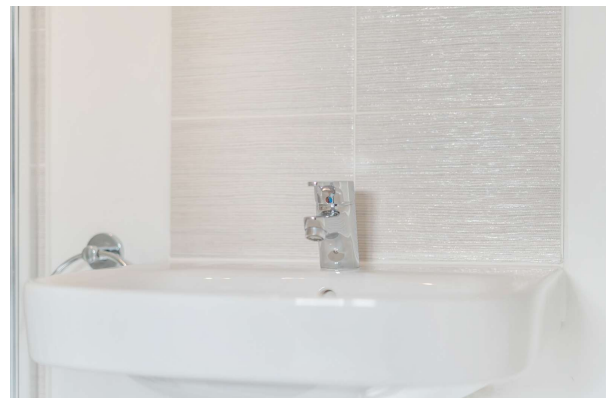
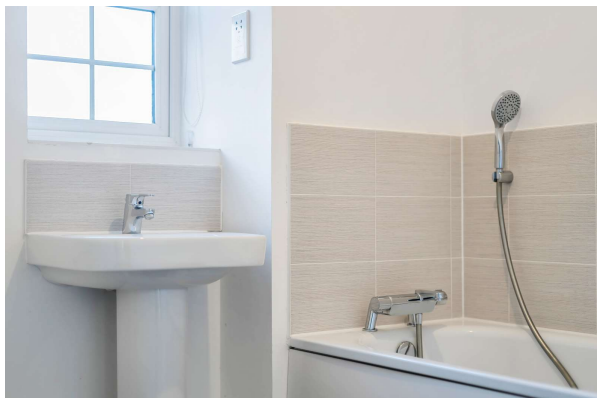


LOCAL AUTHORITY and SERVICES

Water, mains, gas and electric connected
Wokingham Borough Council
Council Tax Band C

LEASEHOLD

Current ground rent & service charge of £1,550.00 per annum. There are 118 years and 10 months remaining on the current lease. Should you proceed with the purchase of the property these details must be verified by your solicitor.



CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. 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 is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

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

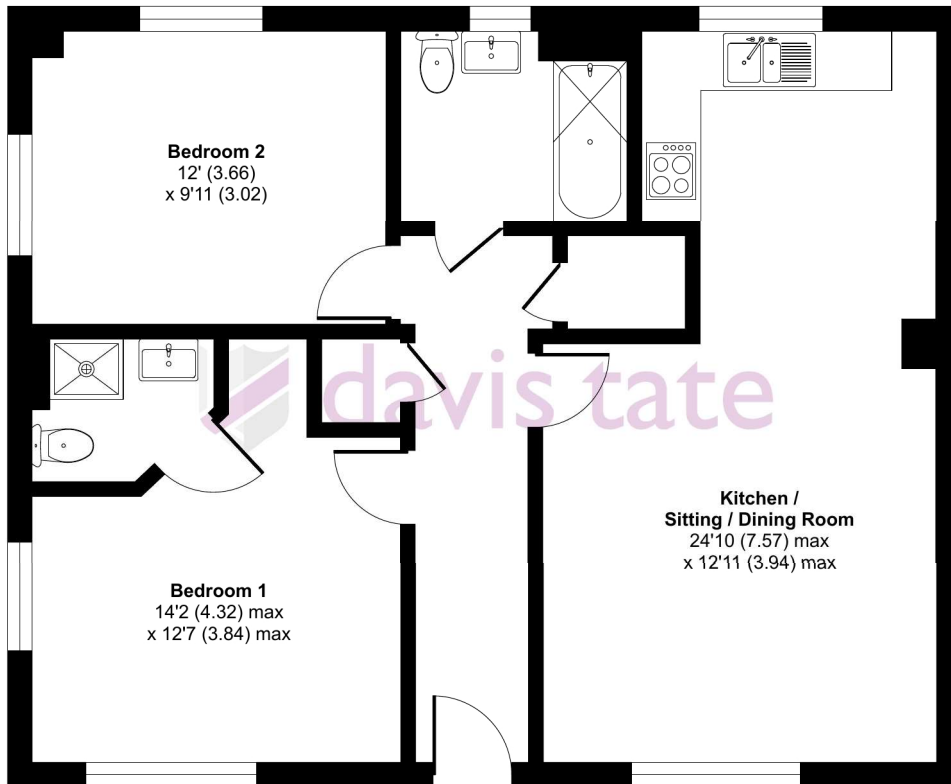
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 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.

Approximate Area = 762 sq ft / 70.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Davis Tate. REF: 1060838