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## FLAT 6, 1 HAYES DRIVE, THREE MILE CROSS, READING, BERKSHIRE, RG7 1GB



- Modern living
- Two double bedrooms
- Three Mile Cross
- 0.8 miles from M4 Junction 11
- Allocated Parking
- EPC rating B

Asking Price £260,000 (Leasehold)

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



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### PROPERTY DESCRIPTION

A modern two bedroom first floor apartment ideally located in Three Mile Cross, 0.8 miles from the M4 Junction 11 and 1.2 miles from Mere oak park and ride. No onward chain. EPC Rating 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

This stunning apartment is comprised of an open plan living area, measuring a in at 28.1ft by 14.1ft, modern fully fitted kitchen, main bedroom with ensuite, a three piece family bathroom and a further double bedroom.

### OUTSIDE SPACE

Outside the property has one allocated parking space. A few visitor spaces are also available and the estate features numerous green spaces and children play areas.



### **LOCAL AUTHORITY and SERVICES**

Wokingham Borough Council Tax Band C

Mains Electric and water.

Lease: 125 years commencing on January 2018

Ground Rent: £250 per annum

Annual Service Charge: £1049.29 per annum

Estate Charge: £259.25

The service charge is reviewed annually. 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

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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

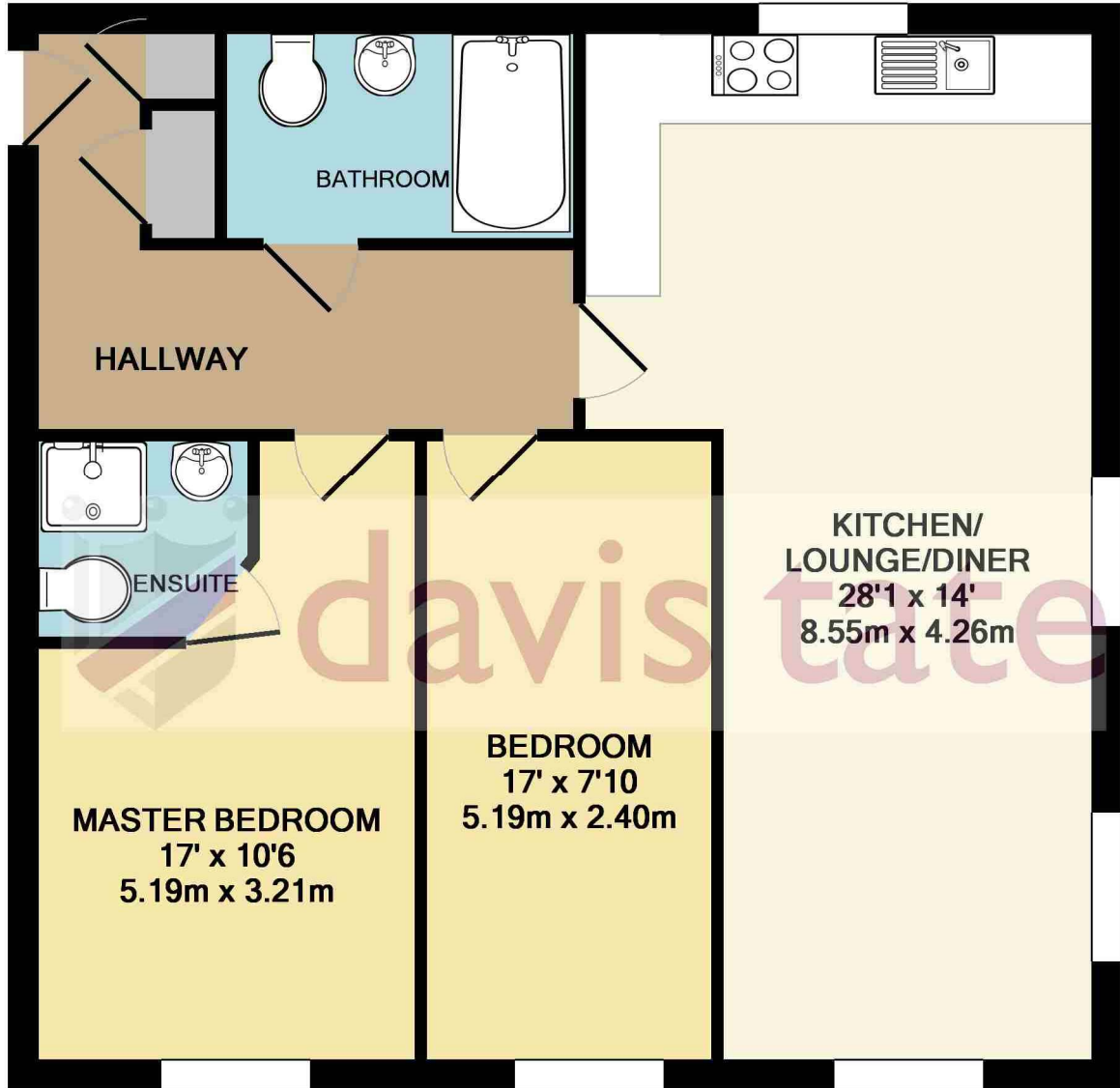
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

## 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.



TOTAL APPROX. FLOOR AREA 805 SQ.FT. (74.8 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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