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## 2 CARPENTERS COURT, THE CRESCENT, MORTIMER COMMON, BERKSHIRE, RG7 3QS



- Two Bedroom Ground Floor Apartment
- No Onward Chain Complications
- Share Of Freehold
- 1.5 Miles From Station
- Close To Nearby Amenities
- Family Bathroom & En-suite

Asking Price £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 complications is this smart, two-bedroom ground floor apartment with the added benefit of having a share of the freehold. Located within Carpenters Court on The Crescent offering convenient access to nearby amenities and only 1.5 miles from Mortimer station giving easy access to London. The property itself is well presented throughout and comprises of a spacious 17' sitting/dining room, modern style kitchen, family bathroom, bedroom two, and a primary bedroom with built in bedrooms and an en-suite shower room. Outside there is a good size communal garden and allocated parking space. EPC D

## LOCAL INFORMATION

The area of Mortimer comprises Mortimer, Mortimer Common, Stratfield Mortimer and Mortimer West End and is located in West Berkshire. The area includes St John's primary and St Mary's junior schools, doctors surgery, dentist, two chemists, Budgens supermarket, bank, post office, hairdressers, churches, caf, numerous pubs and recreation grounds with tennis courts for hire. There is good commutable access to the nearby towns of Reading, Newbury and Basingstoke and motorway networks M3 and M4, and on the outskirts of the village is a local railway station providing links to London Paddington and Waterloo. A regular bus service runs to and from Reading town centre.

## ACCOMMODATION

The property is accessed by a central hallway giving access to the kitchen, living/dining room, bathroom, bedroom two and the primary bedroom which leads to the en-suite.



### **OUTSIDE SPACE**

There is a communal south facing rear gardens, an allocated parking and visitors parking.

### **LOCAL AUTHORITY and SERVICES**

Water, mains, and electric connected  
West Berkshire Council  
Council Tax Band C

### **LEASEHOLD**

Share of the freehold  
Lease 999 years as of 24<sup>th</sup> June 2003  
Service Charge - £900.00 PA  
Ground Rent - £0 PA





### **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. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

### **BUYERS INFORMATION**

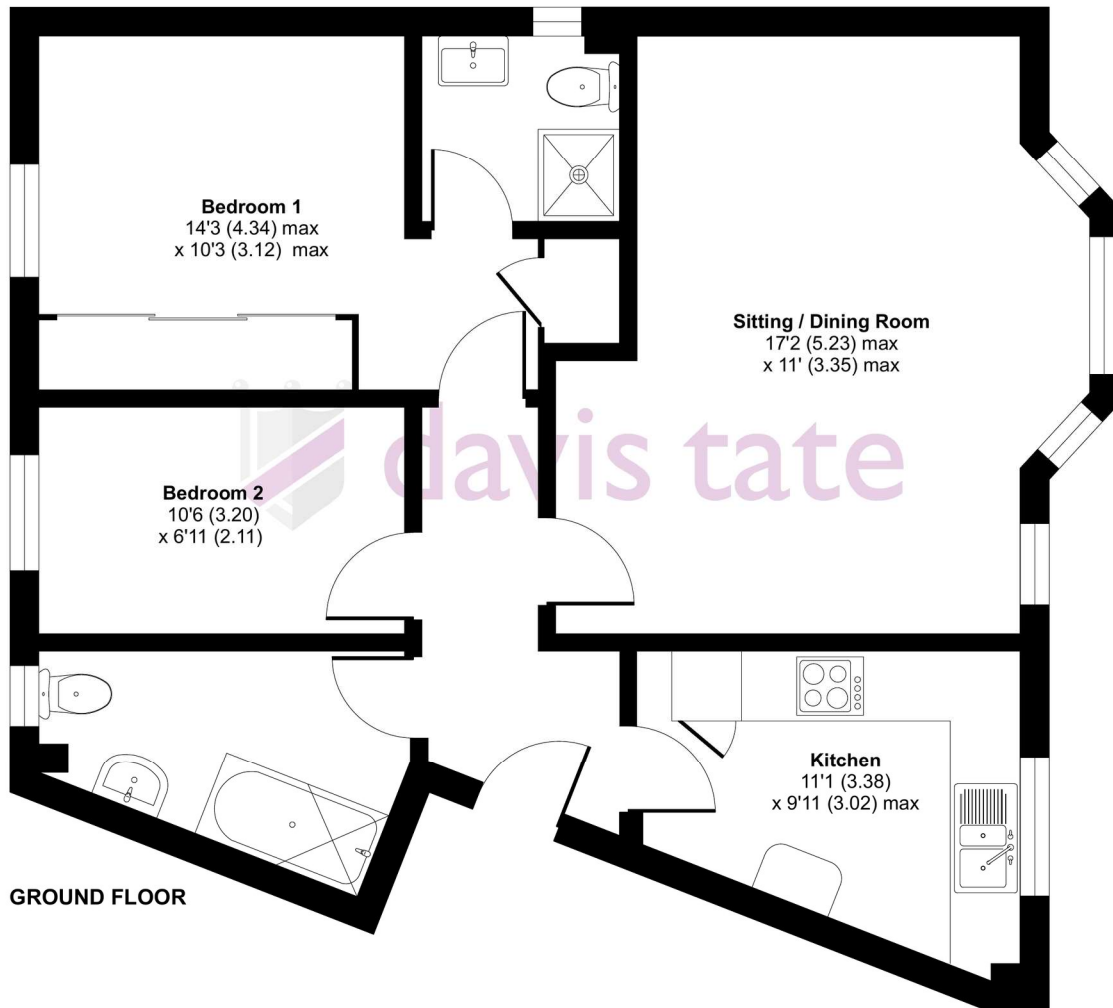
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address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

Approximate Area = 680 sq ft / 63.1 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). © n'checon 2024. Produced for Davis Tate. REF: 1105150