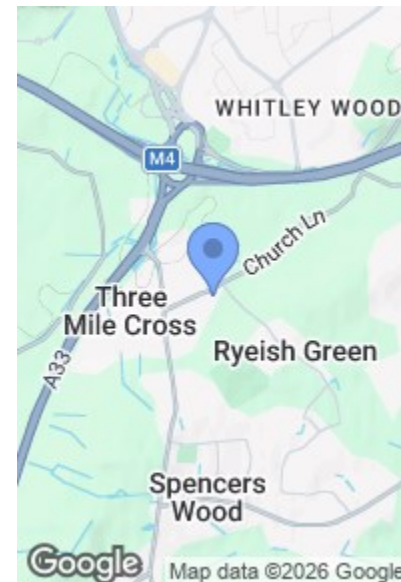
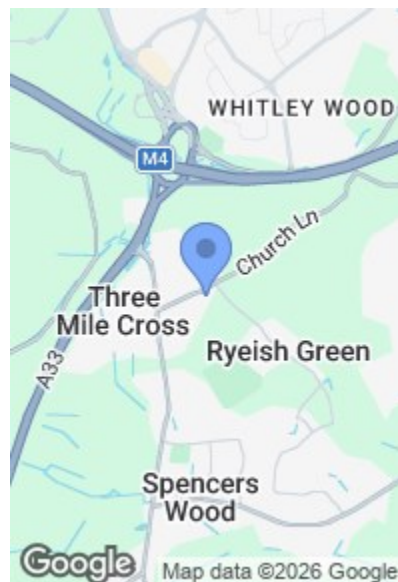




ROAD MAP

HYBRID MAP

TERRAIN MAP

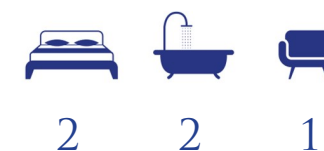


ROEBUCK HOUSE, CHURCH LANE, READING RG7
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| A | (91-100) | 84 | 84 |
| B | (81-90) | | |
| C | (69-80) | | |
| D | (55-68) | | |
| E | (39-54) | | |
| F | (21-38) | | |
| G | (1-20) | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |





FLOORPLAN

Church Lane, Three Mile Cross, Reading, RG7

Approximate Area = 759 sq ft / 70.5 sq m (excludes carport)

For identification only - Not to scale



MAIN FEATURES

- Ground Floor Apartment
- Two Double Bedrooms
- Very Well Presented
- Close To Local Amenities
- Carport & Allocated Parking
- En Suite To Bedroom One
- Own Entrance
- Good Transport Links

FULL DETAILS

Entrance Hall

Enter via door, cupboard and laminate flooring.

Kitchen/Reception/Dining Room

Open plan and laminate flooring. Kitchen is fitted with a range of base and eye level units, sink, gas hob, oven, extractor fan, dishwasher, washing machine and fridge/freezer.

Bedroom One

Double bedroom and carpet flooring. Door leading through to;

En Suite

Shower cubicle, low level WC, wash hand basin, partly tiled walls and laminate flooring.

Bedroom Two

Double bedroom and carpet flooring.

Bathroom

Bath with shower, low level WC, wash hand basin, partly tiled walls and laminate flooring.

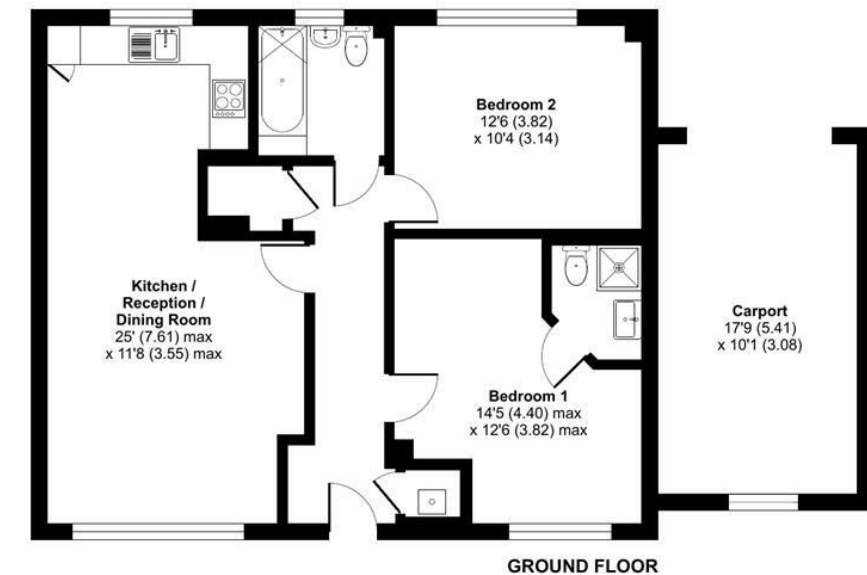
Lease Information

We have been advised by the current owner that there is approximately 115 years left on the lease.

The current ground rent is approximately £215 per annum and the current service charge is approximately £850 per annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

Council Tax

Band C.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. KNIGHTS PROPERTY SERVICES. Produced for Knights Property Services. REF: 1356948

ROEBUCK HOUSE, CHURCH LANE, READING RG7

KNIGHTS PROPERTY SERVICES - For sale is this well-appointed ground floor apartment, beautifully presented and ideally positioned with direct access onto May's Farm Meadow. The apartment features its own entrance and comprising; spacious open plan kitchen/reception/dining room, bathroom and two double bedrooms with an en suite to bedroom one. Further benefits include a carport, an additional allocated parking space to the rear and a storage area. Conveniently located with easy access to the M4 and A33, the property also enjoys excellent transport links into Reading town centre via bus and the Mere oak Park & Ride, alongside nearby local amenities and a children's play park.