

**SANSOME  
&GEORGE**

[sansomeandgeorge.co.uk](http://sansomeandgeorge.co.uk)



8 Corsham Road, Calcot, Reading, Berkshire, RG31 7ZH

Offers in excess of £220,000 Leasehold



**SANSOME & GEORGE - \*\* Virtual Tour Available \*\***

Charming and spacious first floor maisonette, perfect for those seeking an affordable yet stylish living space. This modern 1-bedroom property boasts a garden area, ideal for relaxing or entertaining guests, with the convenience of off-street parking and a garage (in block) The interior of the maisonette is bright and airy, offering a comfortable living space for you to enjoy. Located in a desirable area, this property is close to local amenities, schools, and transport links, making it an ideal choice for singles or couples looking for a cosy and convenient home. Don't miss out on the opportunity to make this your new abode!

EPC EER C

Council: West Berkshire

Council tax: B

Lease Term: 999 years from 24 June 1977

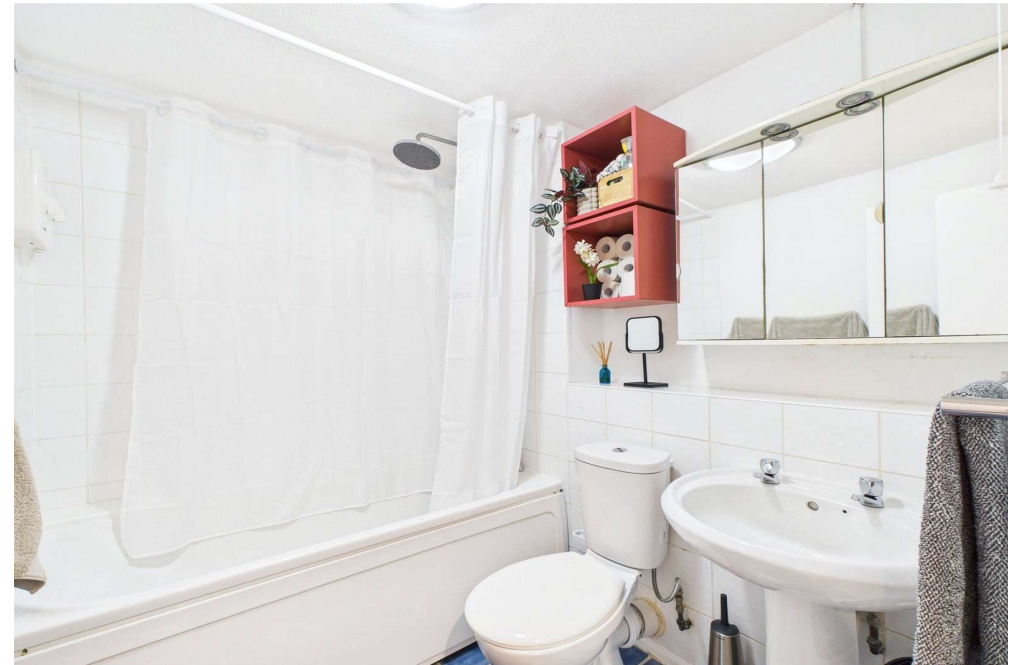
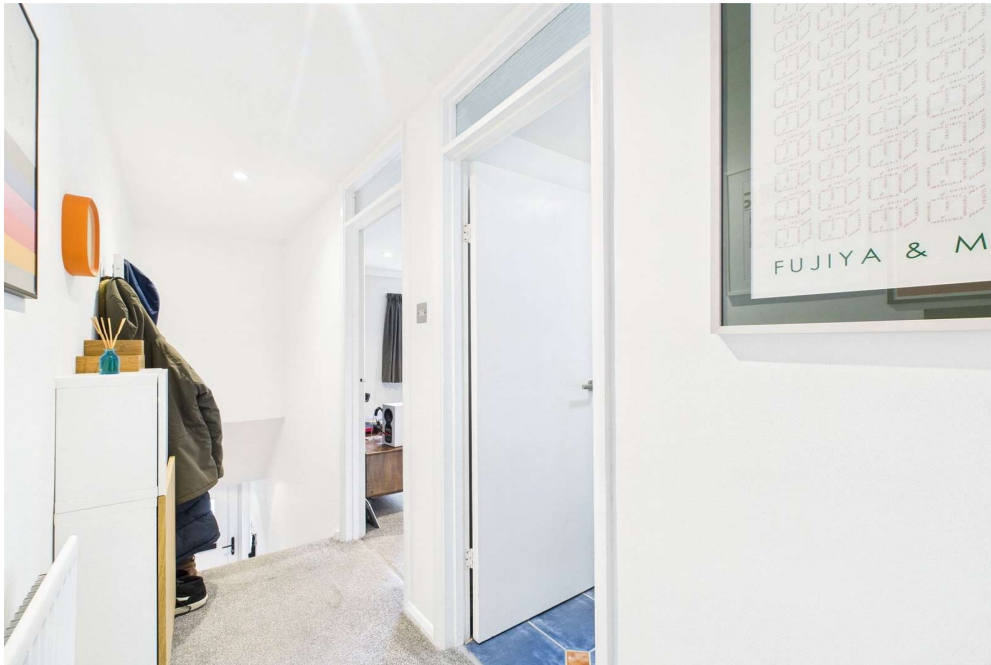
Term remaining: 947 years

Ground rent: £70 Pa

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. The title is currently under review for any potential covenants or restrictions and will be available upon request shortly.

- 1 Bedroom Maisonette
- Popular location
- Hallway
- Living room
- Fitted Kitchen
- Bedroom
- Bathroom
- Garden
- Garage in Block









Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
606.44 ft<sup>2</sup>



Floor 0 Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Sansome and George - Mortimer

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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