

**SANSOME  
&GEORGE**

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**20 Groves Lea, Mortimer, Reading, West Berkshire, RG7 3SR**

**£950 per month  
Leasehold**



## 20 Groves Lea, Mortimer, Reading, West Berkshire, RG7 3SR

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

This modern ground floor 2 BEDROOM maisonette in the heart of a Mortimer village offers a perfect blend of comfort and style. Boasting two bedrooms, this inviting property is ideal for young professionals or a small family looking for a peaceful retreat. The spacious living area is perfect for entertaining guests or simply relaxing after a long day. The property is thoughtfully designed with tasteful finishes and modern conveniences, ensuring a comfortable and convenient lifestyle. Residents will also benefit from communal parking, making coming home a breeze. Located in a sought-after village setting, this affordable property is a rare find and is sure to attract discerning buyers looking for a delightful place to call home.

Available - Now

Deposit - £1,096.15

Holding Deposit - £219.23

EPC EER - C

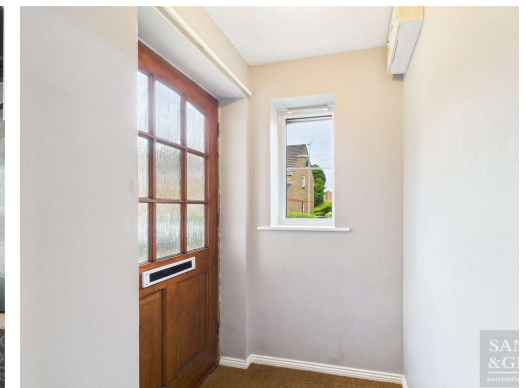
Council Tax Band - C

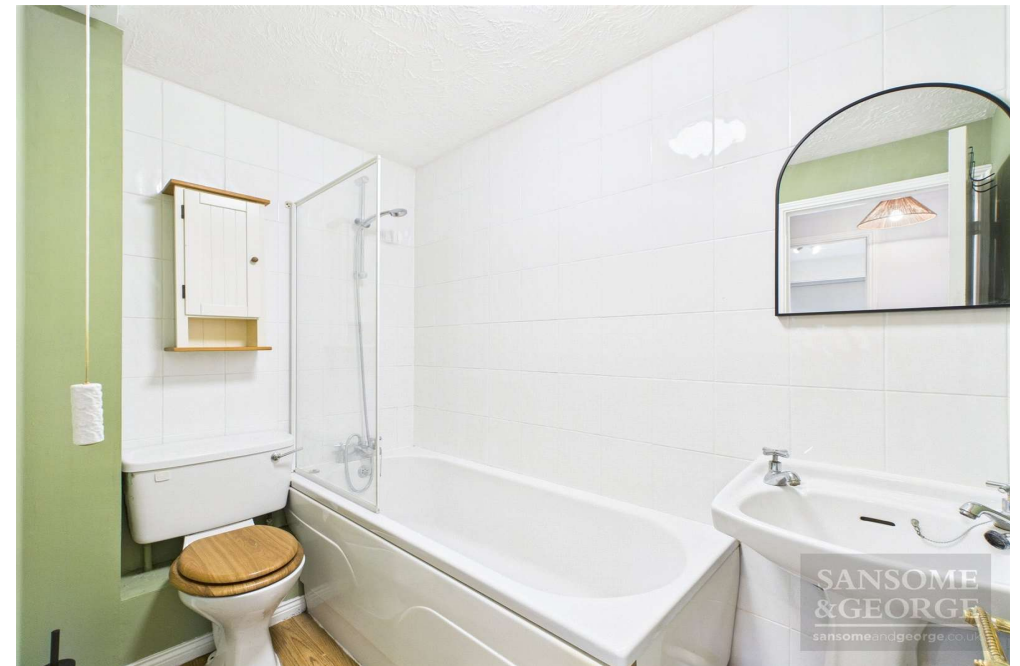
Council - West Berkshire

The above information may be subject to change during the transaction period.



- 2 Bedroom Maisonette
- Ground Floor
- Entrance Porch
- Living room
- Fitted Kitchen
- Bathroom
- 2 Bedrooms







Approximate total area<sup>(1)</sup>

503 ft<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>

(1) Excluding balconies and terraces

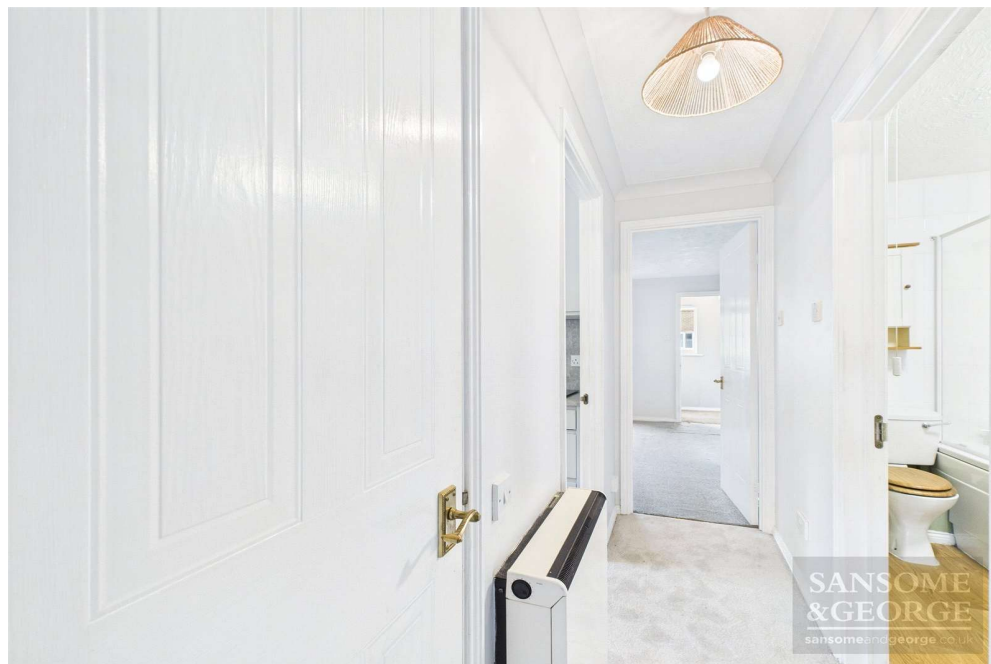
Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70 C	74 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Sansome and George - Mortimer

1 Aborn Parade  
45 West End Road  
Mortimer  
Berks  
RG7 3TQ

**T:** 0118 933 1773

**E:** [mortimer@sansomeandgeorge.co.uk](mailto:mortimer@sansomeandgeorge.co.uk)

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

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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.

**Anti-Money Laundering Statement:** We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.