



Springfield House, Surley Row, Emmer Green, RG4 8LY

£345,000

**Walmsley**

## Springfield House, Surley Row, Emmer Green, RG4 8LY

A well presented first floor apartment located in Springfield House; an imposing Grade II listed building located in the desirable Surley Row Conservation Area. The spacious accommodation comprises entrance hall, sitting/dining room with Juliet balcony, kitchen, two double bedrooms and a family bathroom. Further benefits include two allocated parking spaces, attractive communal grounds, two storage cupboards (one shallow cupboard and a walk in cupboard situated on the landing area), as well as a lockable walk in storage unit located in the the cellar of the main house.

Springfield House is conveniently located within walking distance of Caversham centre, Reading town centre and the mainline train station with it's fast, regular service to London (Paddington approximately 30 mins). Viewing highly recommended. EPC rating C. Council tax band C. No onward chain.

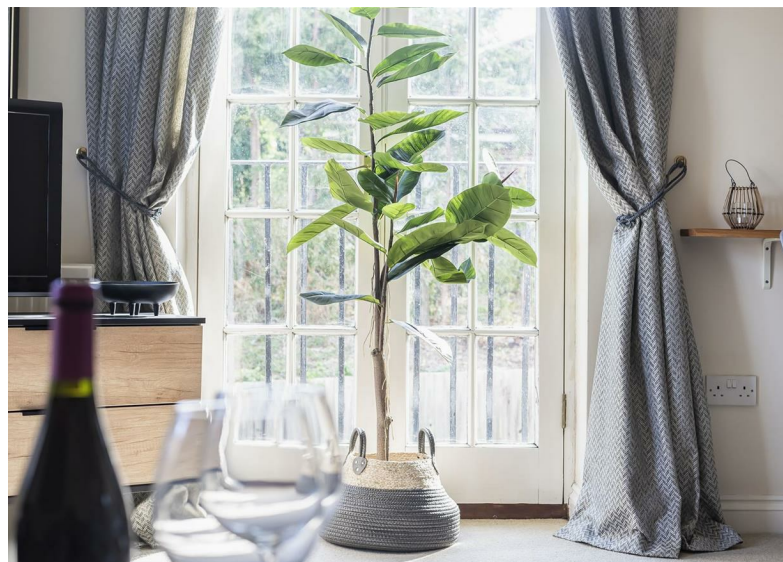
\*Original lease 125 years, approximately 98 years remaining

\*Peppercorn ground rent

\*Annual service charge of £2100

### Tenure - Leasehold



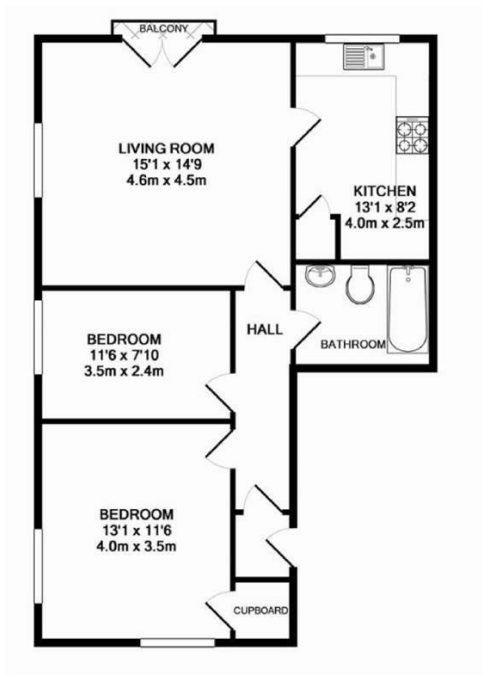


- Conservation area
- Attractive communal grounds
- First floor apartment
- Two bedrooms
- Attractive outlook
- 2 Allocated parking spaces
- No onward chain

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Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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