



## 2 bed maisonette to buy in RG2

Burdett Court, Reading, Berkshire, RG2 7HY

**£150,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding
- ✓ Vacant Possession
- ✓ Enclosed Private Garden
- ✓ Allocated Parking Space
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000. In need of cosmetic updating and offered to the market with no onward chain, this two-bedroom ground floor maisonette is ideally situated in the highly sought-after Reading University area, providing convenient access to the University of Reading campus and the Royal Berkshire Hospital as well as excellent links to London via Reading station.

Tucked away in a cul-de-sac, the property features two bedrooms, a bathroom, a fitted kitchen, and a spacious sitting room with views over the private rear garden. Externally, the property benefits from an allocated parking space to the front and a private enclosed garden to the rear, offering excellent outdoor space. EPC Rating: D.

### Local Information

Reading University is rich in history and boasts some of the most beautiful roads and conservation areas, its vibrant and prestigious location with a large green campus for everyone to enjoy. There is a good variety of independent cafes, pubs and shops in the area. The area offers easy access to both the M4 and A329M motorways and offers some of Reading's top schools such as Reading Boys' Grammar School, Kendrick Girls' Grammar School and The Abbey School. Nearby there is Reading College, the Royal Berkshire Hospital, Reading Bowls Club, shops, gardens, parks, and Palmer Park sports facilities.

### Accommodation

A central entrance hall provides access to all accommodation, including the kitchen, two bedrooms, bathroom, and a spacious living room. The living room benefits from direct access to the private rear garden.

### Outside Space

To the front of the property there is an allocated parking space. To the rear there is a generous sized private garden ideal for entertaining and relaxation.

### Additional Information

Water, mains drainage and electric connected  
Reading Borough Council  
Council Tax Band B

## Lease Information

Lease 125 years as of 25th March 1984

Ground Rent TBC

Service Charge TBC

Should you proceed with the purchase of this property you should verify this information with your solicitors.

## Conveyancing

We work with DT Conveyancing to help you buy your property with confidence. Your dedicated conveyancer will keep you informed at every stage from start to finish. Making

## 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

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## 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.

## 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 our appointed compliance provider, Simplify, 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 charge of £99 including VAT for this (for the transaction not per person), payable direct to Simplify.

## 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 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.

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Council Tax Band: B

Tenure: Leasehold

Length of Lease: 83

Annual Service Charge Amount: £1,356.00

Price: Starting Bid £150,000

Property Type: Maisonette

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

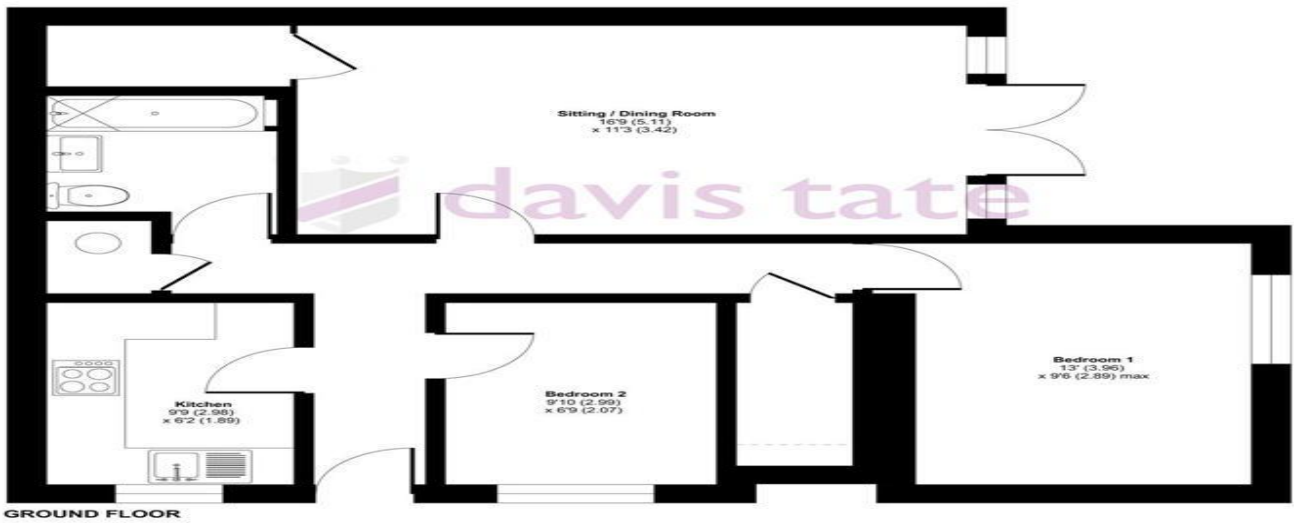
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approximate Area = 650 sq ft / 60.3 sq m  
 Limited Use Area(s) = 5 sq ft / 0.4 sq m  
 Total = 655 sq ft / 60.7 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davis Tate. REF: 1473171

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Burdett Court, Reading, Berkshire, RG2 7HY

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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