

12 Luscombe Close, Caversham, Reading, Berkshire RG4 5LG

Guide Price £100,000*

FIRST FLOOR TWO BEDROOM MAISONETTE IN NEED OF COMPLETE REFURBISHMENT



The property is located in a cul de sac within easy reach of the centre of Caversham and within a few miles of the major centre of Reading. Good road links are easily accessible, in particular the M4 that connects to Central London, Heathrow London Airport and the M25 London Orbital Motorway. The area is well served by local bus connections. The property is a first floor two bedroom maisonette with living room, kitchen and bathroom. It also has a large loft area. The property benefits from electric heating although this has not been tested. It is in need of updating and modernisation throughout. This lot benefits from a long lease and is sold with vacant possession. **PLEASE NOTE THAT THIS LOT WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTERESTED PARTY WILL HAVE TO REGISTER TO BID AT THE AUCTION TO PURCHASE.**

ACCOMMODATION

Landing, Kitchen, Lounge, Bedroom One, Bedroom Two, Bathroom.

TENURE

999 Years from 1st January 1964, thus approximately 941 years unexpired. Ground Rent £12 pa

LOCAL AUTHORITY & TAX RATING

Reading Borough Council 0118 937 3787

Council Tax Band C

EPC rating C

VIEWING TIMES

Friday 24th November @ 12 – 1pm **AS THIS PROPERTY WAS DUE TO BE OFFERED IN OCTOBER THIS IS A ONE OFF VIEWING ONLY – THERE WILL BE NO FURTHER VIEWINGS ON THIS PROPERTY**

FIRST FLOOR
654 sq. ft. (60.8 sq.m.) approx.



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN