

LOT  
**20**

By order of the Executors

25 Rotherfield Close, Theale,  
Reading RG7 5AE

**Guide Price £105,000\***

**FIRST FLOOR ONE BEDROOM FLAT WITH  
GARAGE IN NEED OF UPDATING**



The property is located within a 1980's development that is within walking distance of the local High Street. The M4 motorway providing access to London, the M25 and the West is within one mile and easily accessible. The main town of Reading with its vast shopping facilities and travel connections is within five miles. Rail services are available at Theale Station within half a mile. This first floor one bedroom flat has its own private entrance. The property also comes with a garage in block. The flat has electric heating although it is in need of updating and modernisation throughout. The flat is being sold with vacant possession.

#### **ACCOMMODATION**

Living Room, bedroom, Kitchen, Bathroom, Garage

#### **TENURE**

Leasehold approximately 65 years unexpired. We are advised that the vendors are willing to sign and assign a Section 42 notice that will be at the buyers cost.

#### **LOCAL AUTHORITY & TAX RATING**

West Berkshire Council  
Council Tax Band C

#### **VIEWING TIMES**

By appointment through the auctioneers, subject to Government Covid 19 guidelines.

STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN