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Martin & Pole
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

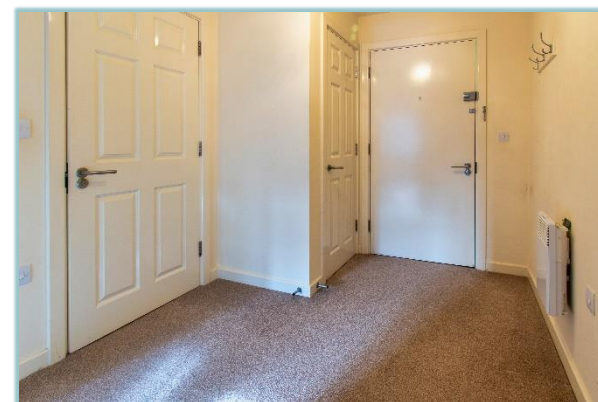
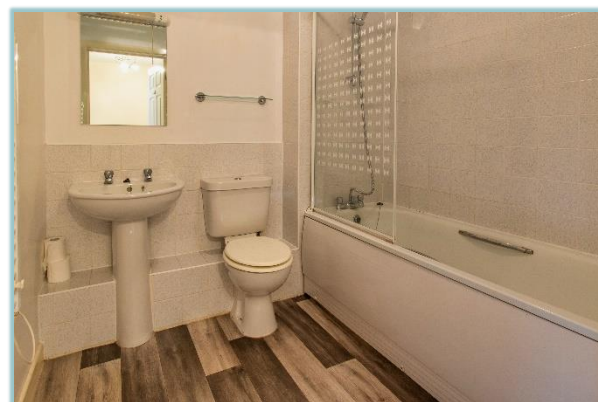


50 Gabriels Square, Lower Earley, Reading, RG6 3WP - Price £190,000

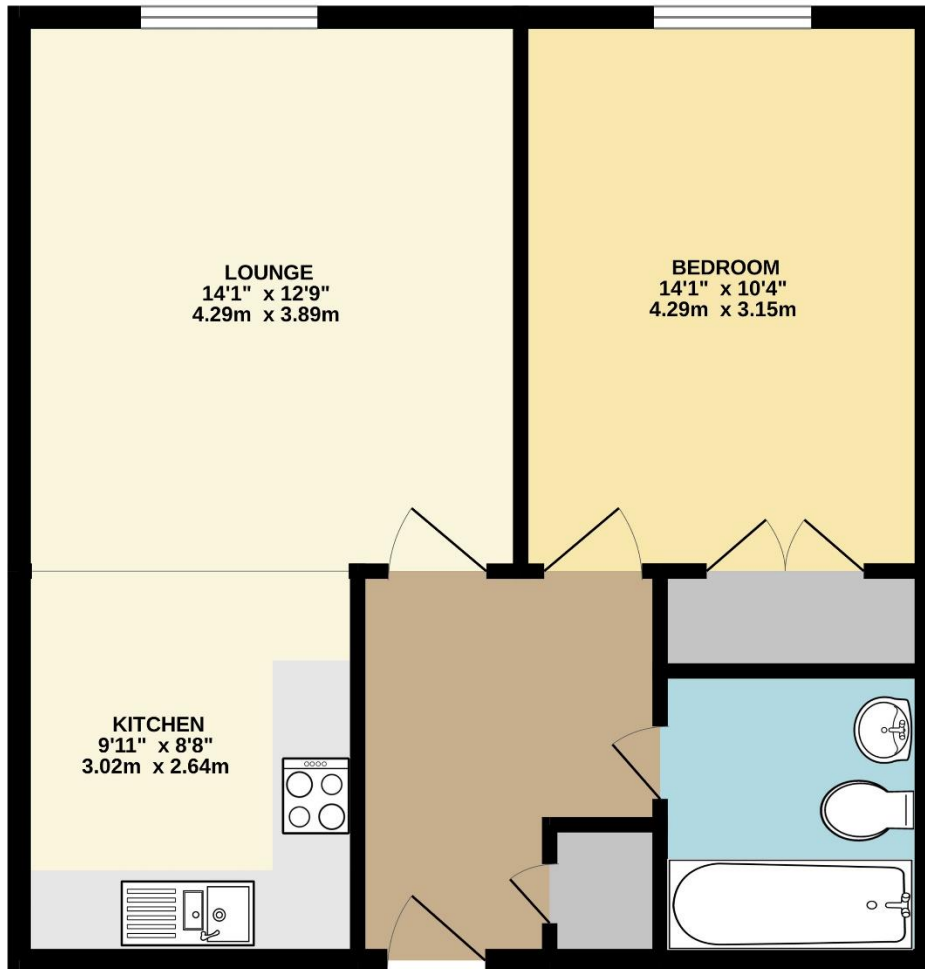
Smart ground-floor apartment | Well situated for access to motorway network | Not far from amenities and the new Shinfield studios and business parks



Double bedroom, lounge opening to fitted kitchen, bathroom, allocated parking space, double glazed windows, electric heating, no onward chain.



GROUND FLOOR APARTMENT 556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.6 sq.m.) approx.

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.
Made with Metropix ©2025

A well-presented ground-floor apartment in one of the more modern parts of the Lower Earley development. The property is being sold with no onward chain and would make an excellent first-time purchase, buy-to-let or a property to downsize to.

Gabriels Square is set on the edge of Lower Earley, providing swift access to either Junction 10 or Junction 11 of the M4, where there is also the A33 south towards Basingstoke.

There are local shopping facilities available at Maiden Place, with more extensive amenities at the Asda and Marks & Spencer complexes where there is also a leisure centre.

Bus services in Lower Earley provide access into Reading town centre, where the main line railway station has services to Paddington, Waterloo, the Elizabeth Line, and other parts of the country.

Tenure: Leasehold. Term - 99 years from 1st April 2005. Service Charge for period 1st April 2024 to 31st March 2025 - £178.09 per month. We are advised by the sellers that there is no ground rent payable.

EER: C77 **Council Tax:** B

The Ofcom website provides information about broadband availability and mobile networks.

Services: All mains services are believed to be connected.

IMPORTANT NOTICE: We have endeavoured to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. Distances are 'as the crow flies'. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Martin & Pole may, at your request, recommend to you a mortgage advisor or solicitor. The mortgage advisor may pay us a referral fee. The value of this fee can vary. We do not receive a referral fee from the solicitor.

For further information or an appointment to view please contact our Earley branch on:

0118 926 4422 or earley@martinpole.co.uk

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Silverdale Road
Earley Reading
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e@martinpole.co.uk

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w@martinpole.co.uk

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Wokingham
RG40 1DB
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a@martinpole.co.uk

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Wokingham RG40 1AU
T: 0118 989 4499
wokingham@fineandcountry.com

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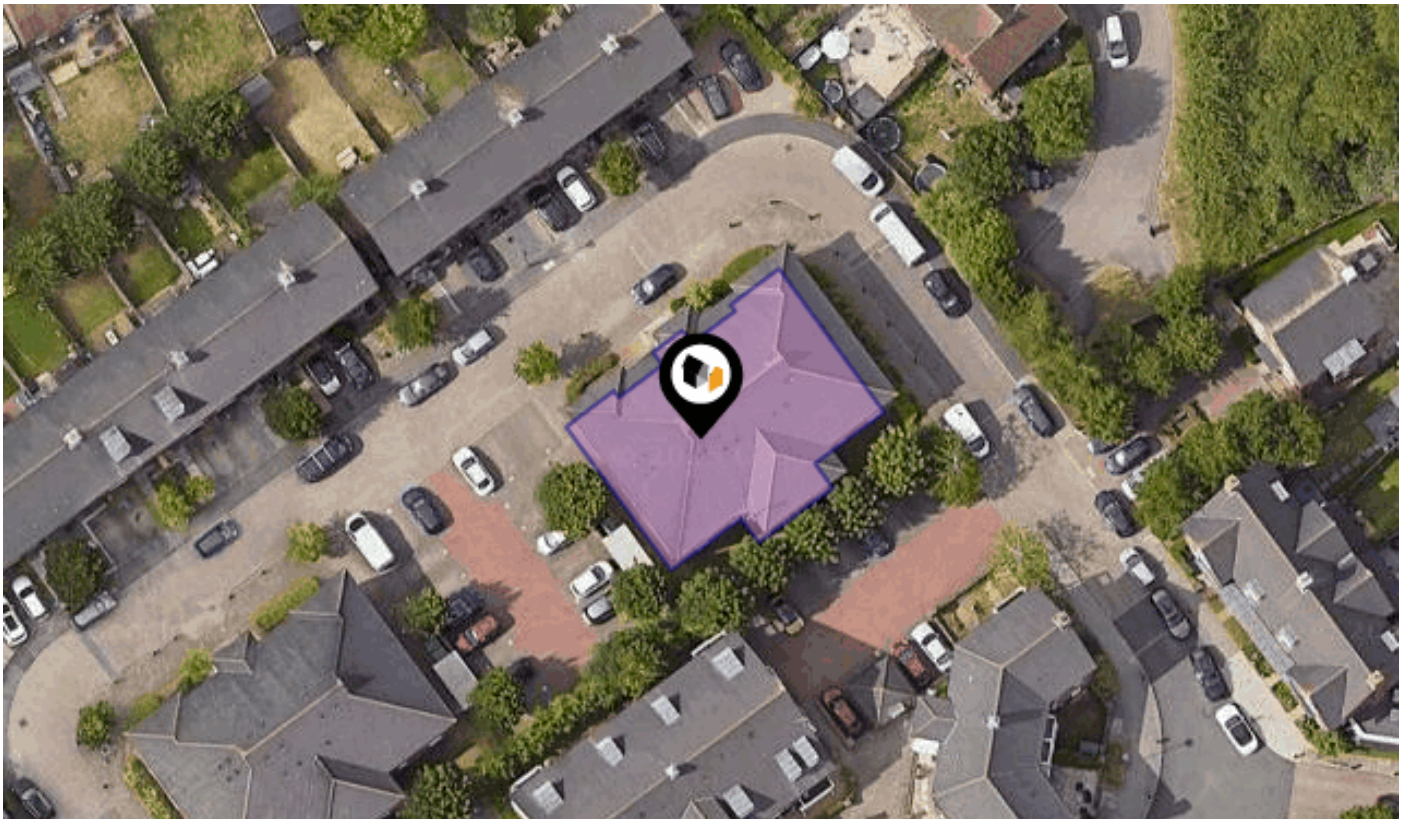


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 29th January 2025



GABRIELS SQUARE, LOWER EARLEY, READING, RG6

Asking Price : £190,000

Martin & Pole | Reading

Martin & Pole 16 The Parade Silverdale Road Earley Reading RG6 7NZ

0118 926 4422

joegregory@martinpole.co.uk

www.martinpole.co.uk



street-view-image



Property

Type:	Flat / Maisonette	Asking Price:	£190,000
Bedrooms:	1	Rental Estimate:	£900
Floor Area:	570 ft ² / 53 m ²	Yield:	5.68 %
Plot Area:	0.09 acres	Tenure:	Leasehold
Year Built :	2005	Start Date:	20/04/2006
Council Tax :	Band B	End Date:	01/04/2104
Annual Estimate:	£1,760	Lease Term:	99 years from 1 April 2005
Title Number:	BK404934	Term Remaining:	79 years

Local Area

Local Authority:	Wokingham
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



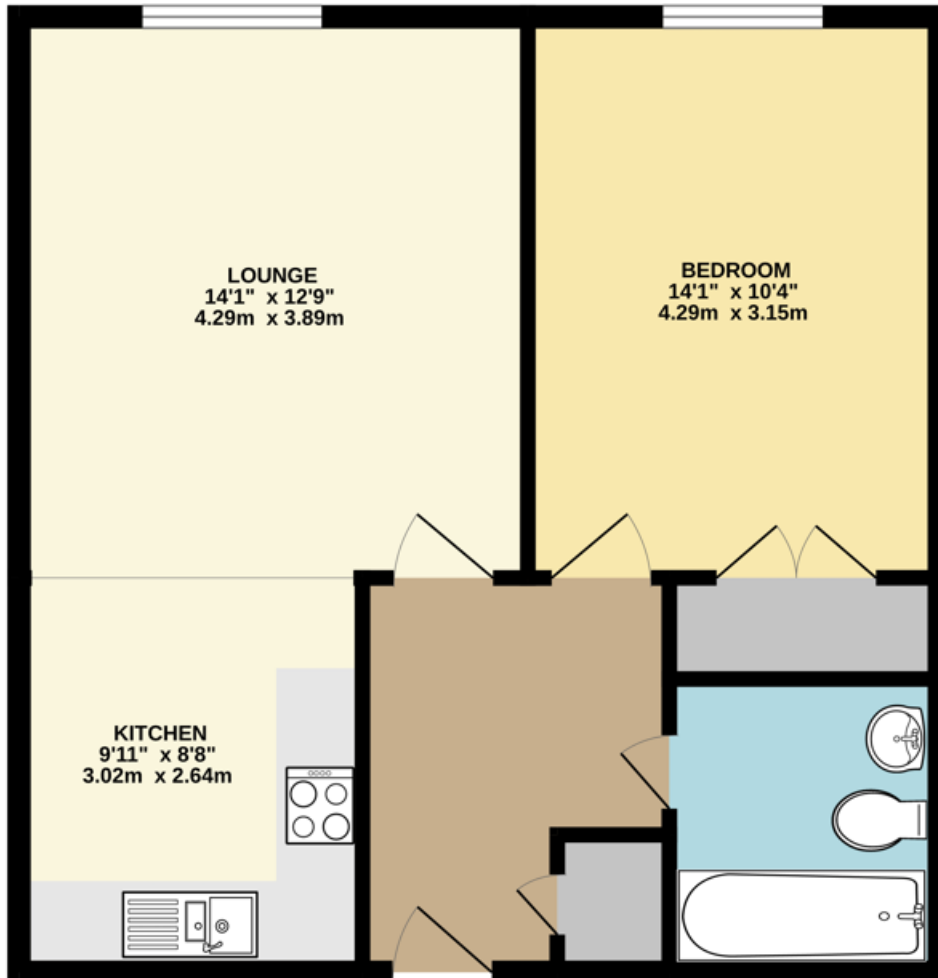
Satellite/Fibre TV Availability:





GABRIELS SQUARE, LOWER EARLEY, READING, RG6

GROUND FLOOR APARTMENT
556 sq.ft. (51.6 sq.m.) approx.



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Property EPC - Certificate

Gabriels Square, Lower Earley, RG6

Energy rating

C

Valid until 01.09.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	53 m ²

Building Safety

No known issues

Accessibility / Adaptations

Property is on ground floor and considered wheelchair accessible

Restrictive Covenants

The lease contains various covenants. A copy can be provided upon request

Rights of Way (Public & Private)

None known

Construction Type

Traditional

Property Lease Information

Term - 99 years from 1st April 2005. Service Charge for period 1st April 2024 to 31st March 2025 - £178.09 per month. We are advised by the sellers that there is no ground rent payable. A copy of the lease can be provided upon request

Listed Building Information

N/A

Stamp Duty

Please use the Government stamp duty calculator at <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax>

Electricity Supply

Mains

Gas Supply

None

Central Heating

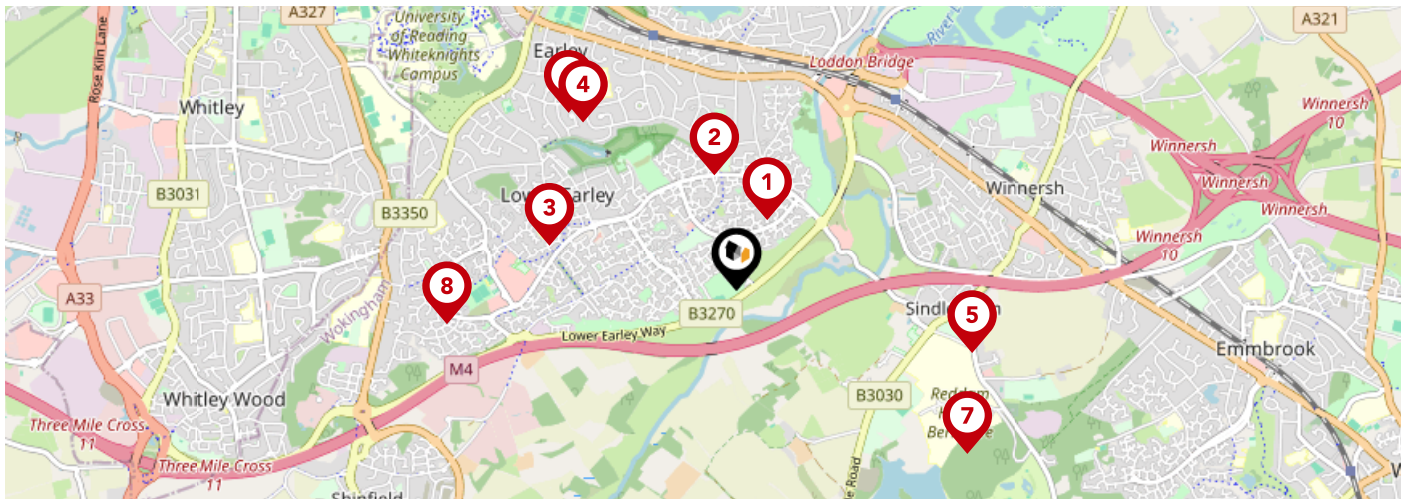
Electric

Water Supply

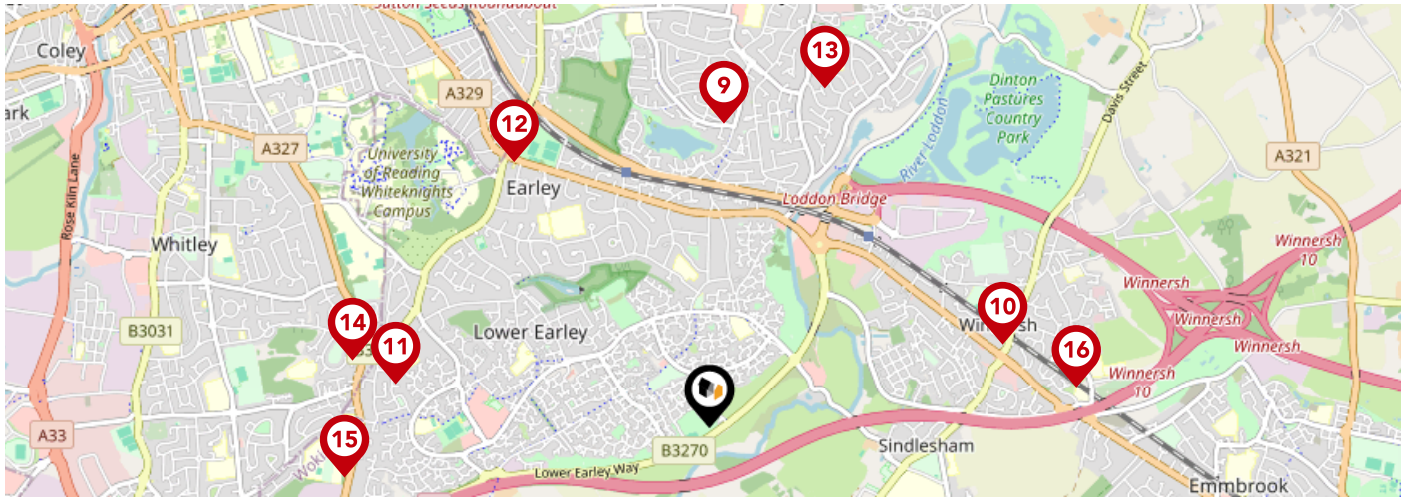
Mains

Drainage

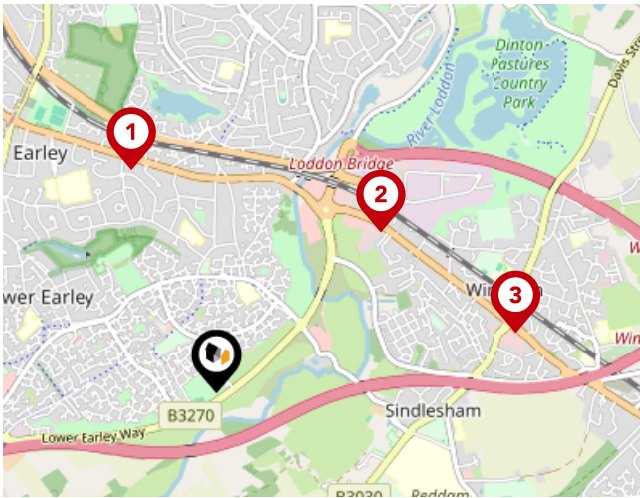
Mains



		Nursery	Primary	Secondary	College	Private
	Hawkedon Primary School Ofsted Rating: Good Pupils:0 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Loddon Primary School Ofsted Rating: Good Pupils: 557 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Radstock Primary School Ofsted Rating: Good Pupils: 395 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Maiden Erlegh School Ofsted Rating: Outstanding Pupils: 1837 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bearwood Primary School Ofsted Rating: Good Pupils: 292 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aldryngton Primary School Ofsted Rating: Outstanding Pupils: 315 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Reddam House Berkshire Ofsted Rating: Not Rated Pupils: 790 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hillside Primary School Ofsted Rating: Good Pupils: 457 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

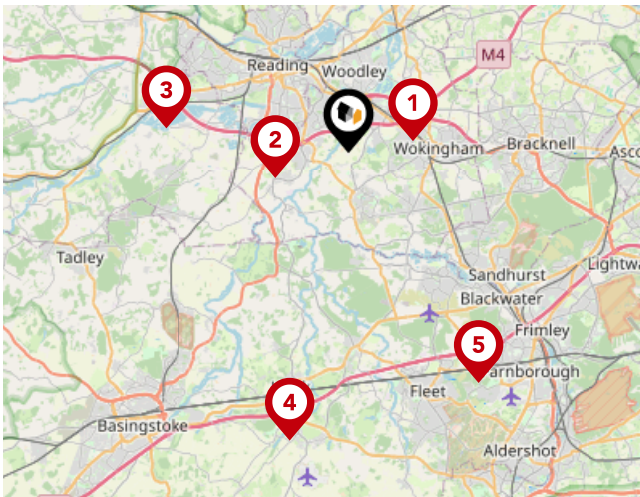


		Nursery	Primary	Secondary	College	Private
	South Lake Primary School Ofsted Rating: Outstanding Pupils:0 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Forest School Ofsted Rating: Good Pupils: 791 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whiteknights Primary School Ofsted Rating: Good Pupils: 457 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earley St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 483 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rivermead Primary School Ofsted Rating: Good Pupils: 425 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leighton Park School Ofsted Rating: Not Rated Pupils: 537 Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crosfields School Ofsted Rating: Not Rated Pupils: 777 Distance:1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wheatfield Primary School Ofsted Rating: Good Pupils: 205 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



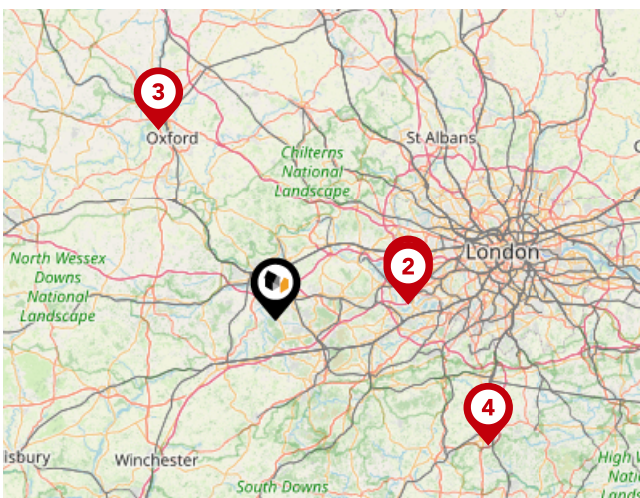
National Rail Stations

Pin	Name	Distance
1	Earley Rail Station	1.1 miles
2	Winnersh Triangle Rail Station	1.06 miles
3	Winnersh Rail Station	1.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J10	2.38 miles
2	M4 J11	2.88 miles
3	M4 J12	6.81 miles
4	M3 J5	10.94 miles
5	M3 J4A	9.81 miles



Airports/HELIPADS

Pin	Name	Distance
1	Heathrow Airport	19.94 miles
2	Heathrow Airport Terminal 4	20.01 miles
3	Kidlington	32.94 miles
4	Gatwick Airport	36.62 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kitwood Drive	0.16 miles
2	Kitwood Drive	0.18 miles
3	Felixstowe Close	0.18 miles
4	Meldreth Way	0.29 miles
5	Doddington Close	0.3 miles



Martin & Pole | Reading

Martin & Pole, incorporating Watts & Son established 1846 and Nicholas Chartered Surveyors established 1882, have been offering a full range of property related advice and services for over 175 years. Martin & Pole are Chartered Surveyors and this means our first duty is to our Client – in other words, no decisions are made for our own personal benefit before that of the Client. How many other firms can boast this?

Joe Gregory has been an estate agent in the local area since 1989 and opened this office in 2000. He is a Fellow of the National Association of Estate Agents.

Testimonial 1



Joe Gregory is an outstanding estate agent, known for his honesty, reliability, helpful nature, and strong sense of professionalism. I'm more than happy to share his contact with friends and family if they need his services. I highly recommend him.

Testimonial 2



Joe Gregory is an excellent estate agent. He is honest, reliable, helpful and exudes professionalism. We asked 6 agents to value our property and we had no hesitation in choosing Joe. In a difficult market Joe was reassuring and supportive, and he gave us measured and well-thought out advice at all stages of the process. Joe is an excellent communicator, he kept in touch with us throughout the sale and at crucial points.

Testimonial 3



Highly recommend Joe and his team at Martin & Pole Earley. We contacted 3 local agents to sell our property and after meeting Joe, knew he was the estate agent we wanted to do business with. Thoroughly professional and experienced, he was quick to prepare excellent sales details and get the house on the market. He provided good feedback after viewings and in a difficult market, found us a committed buyer.



/Martin-and-Pole-298767076888630/



/MartinandPole

Important - Please read

The material information is provided by the seller in good faith and is believed to be correct but should not be relied upon as a statement of fact nor will form part of a contract. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment.

Martin & Pole | Reading

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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