



Offered to the market with no onward chain, this well-presented first-floor apartment is located in a convenient West Reading location, within easy reach of Reading West station, Reading town centre and a range of local amenities. The accommodation comprises an entrance hall, two double bedrooms, a modern bathroom and a spacious 22ft open-plan kitchen/living room with access to a private balcony. The property has been finished in a modern style throughout and is ready to move into. West Reading offers excellent transport links, with Reading West station providing rail services to Newbury and connections to Reading mainline station, offering fast services to London Paddington and the Elizabeth Line. There are also regular bus routes, local shops, supermarkets and parks nearby. This property would suit first-time buyers, investors or anyone looking for a low-maintenance home in a well-connected location.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- 2 double bedrooms
- Allocated parking
- Easy access to Reading town centre
- Open-plan living area
- South facing balcony
- No onward chain
- Shared secure bike storage





Council tax band C

Council- RBC

Additional information:

Parking

Allocated parking at the property (SPACE 14)

Lease information.

Years remaining:114

Service charge: £ 178.53 pcm

Ground rent: £200

Ground rent review period: Every 25 years, in line with RPI; next review will be 25 years from the date of completion

Property construction – Standard form

Services:

Gas –

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

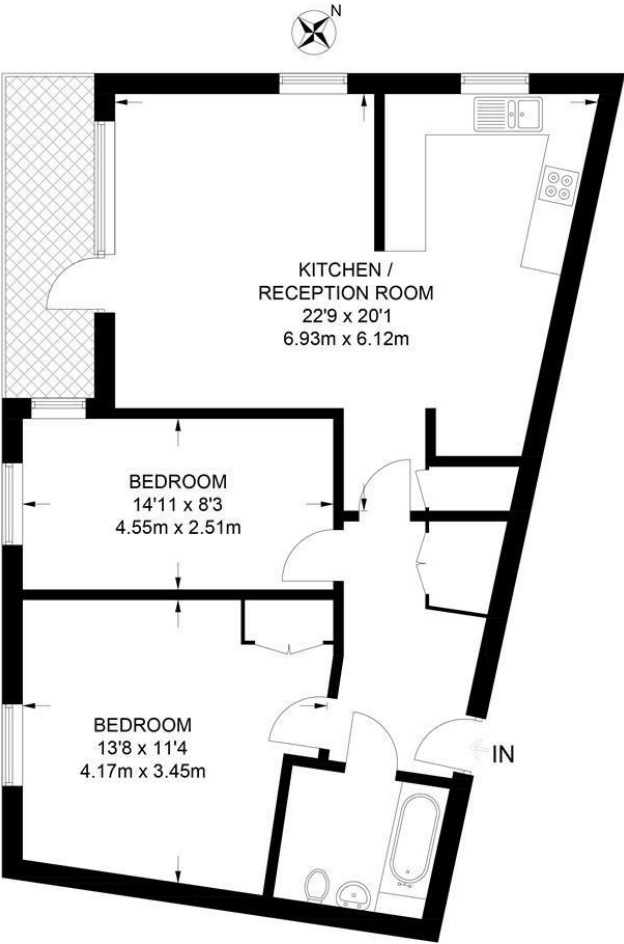
Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
835 SQ FT / 77.6 SQ M

This plan has been drawn for illustrative and identification purposes only.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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