



A well-proportioned one-bedroom second-floor apartment set within a quiet residential cul-de-sac just outside Reading town centre. Set back behind established planting and mature trees, the property offers a calm residential feel while remaining within reach of Reading West, the town centre and wider rail connections from Reading, including Elizabeth line and Great Western Railway services. With a bright reception/dining room, separate kitchen, bathroom, residents' off-street parking and no onward chain, this is an appealing first purchase, downsize or investment option with scope for cosmetic improvement.

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



- Residents' off-street parking
- No onward chain
- Presented well with scope for cosmetic updating
- Quiet residential cul-de-sac with no through traffic
- Second-Floor Apartment
- An Accessible First Purchase or Investment Near Central Reading





Council tax band C

Council- RBC

Additional information:

Parking

Off Street Residents Parking

Lease information.

Years remaining: 89

Service charge: £2200pa.

Ground rent: £90pa

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity - mains

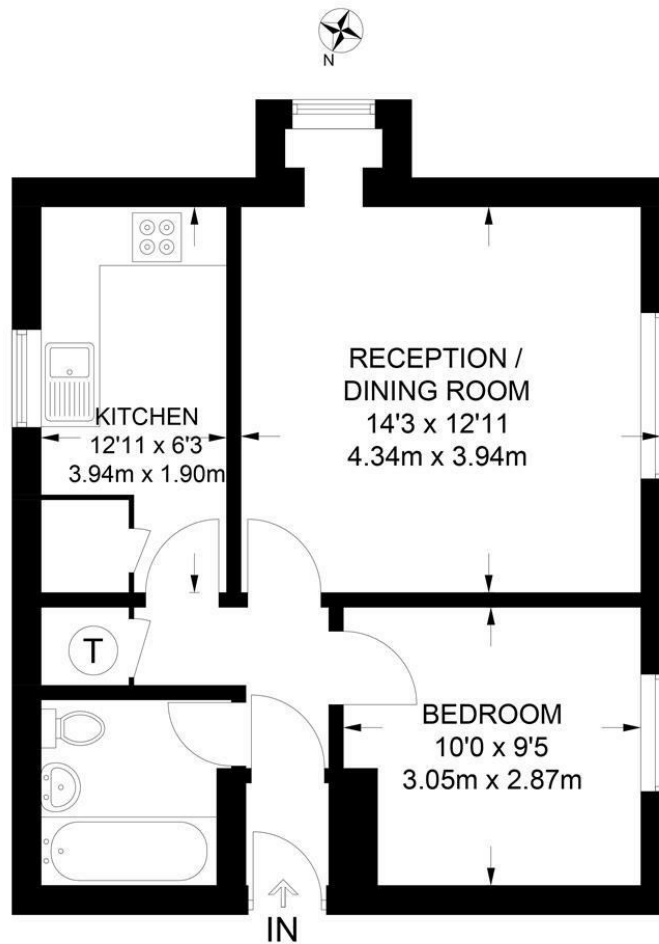
Heating - room heaters

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

The property is located on the second floor (No lift)

# Floorplan



## SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
470 SQ FT / 43.7 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			
(69-80) C			
(55-68) D		58	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.