



Ideally situated in the heart of Reading town centre, this well-presented two-bedroom apartment is within easy walking distance of Reading mainline station, the Oracle shopping centre, and a wide range of shops, restaurants, and local amenities. A particular highlight is the allocated carport parking, a highly sought-after feature for town centre living. The apartment offers well-proportioned accommodation comprising two bedrooms, a bright and spacious living room, a fitted kitchen, and a family bathroom. Offered to the market with no onward chain, this property presents an excellent opportunity for first-time buyers, professionals, or investors seeking a well-connected home in a prime central location.

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



- Walking distance to Reading Station
- 2 Bedrooms
- Allocated car port
- Secure entry system
- Ideal first time purchase
- No onward chain





Council tax band B

Council-

Additional information:

Parking

There is allocated parking

Lease information.

Years remaining: 88

Service charge: £1,200.00

Ground rent: £135

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric

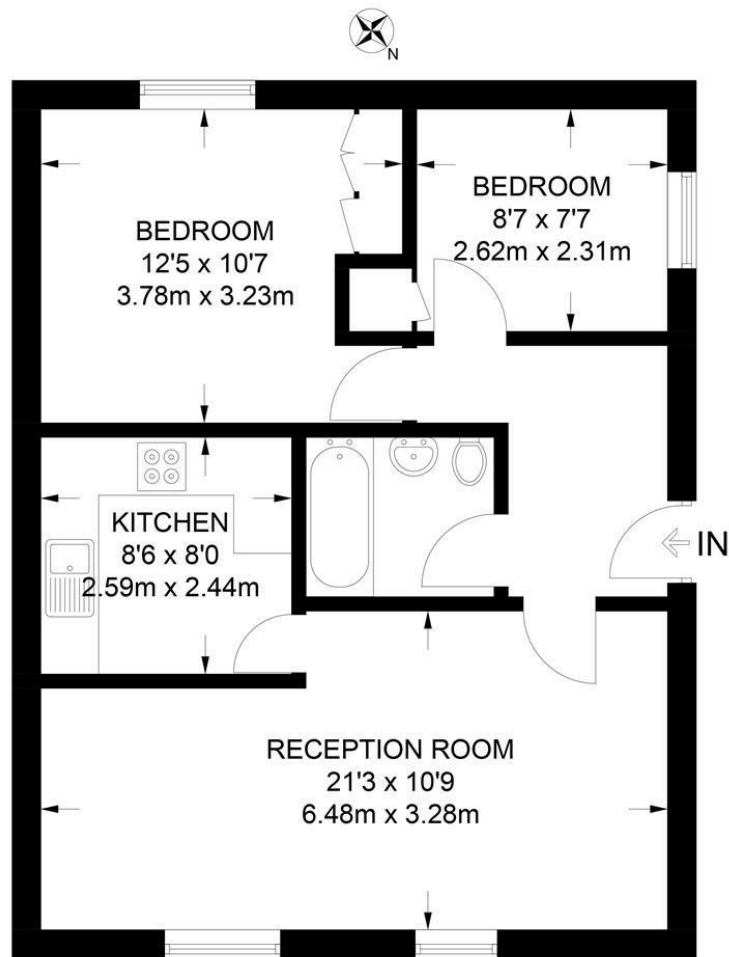
Broadband connection available (information obtained from Ofcom):

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



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
596 SQ FT / 55.4 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		69	78
(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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