



A modern and well-presented two-bedroom apartment ideally located in the sought-after village of Riseley, offering an excellent opportunity for first-time buyers, professionals, or investors alike. Positioned within easy reach of major employment hubs including Shinfield Studios and Reading, the property benefits from strong rental demand, making it an attractive investment as well as a comfortable home.

The apartment features a bright dual-aspect open plan living and kitchen area, creating a light and spacious environment ideal for both relaxing and entertaining. The contemporary kitchen includes integrated appliances, while the overall layout has been thoughtfully designed to maximise natural light throughout.

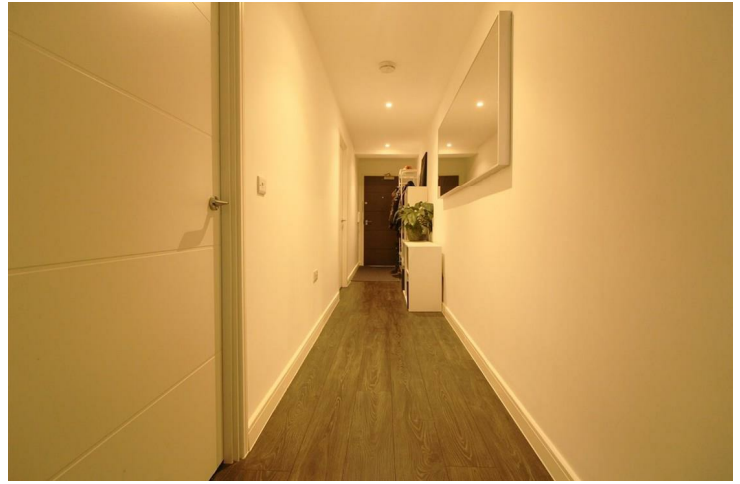
There are two well-proportioned bedrooms and a modern bathroom, offering practical and flexible living space. The property also benefits from residents' parking and a secure entry system. Riseley is a desirable village surrounded by open countryside, with scenic walking routes on your doorstep. Local amenities include a traditional country pub and the popular Wellington Farm Shop and Café, while excellent transport links provide easy access to Reading and beyond. Offered to the market with no onward chain, the property is ideal for buyers seeking a straightforward and speedy purchase.

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



- Two-bedroom modern apartment
- Bright dual-aspect open plan living space
- Integrated kitchen appliances
- Residents' parking available
- Secure entry system
- No onward chain
- Rental and investment potential





Council tax band C

Council- Wokingham

Additional information:

Parking

There is parking on the property, which is not allocated

Lease information.

Years remaining: 117

Service charge: £1,300.00

Ground rent: £256.00

Ground rent review period: Every 5 years, in line with RPI, next review 2028

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric

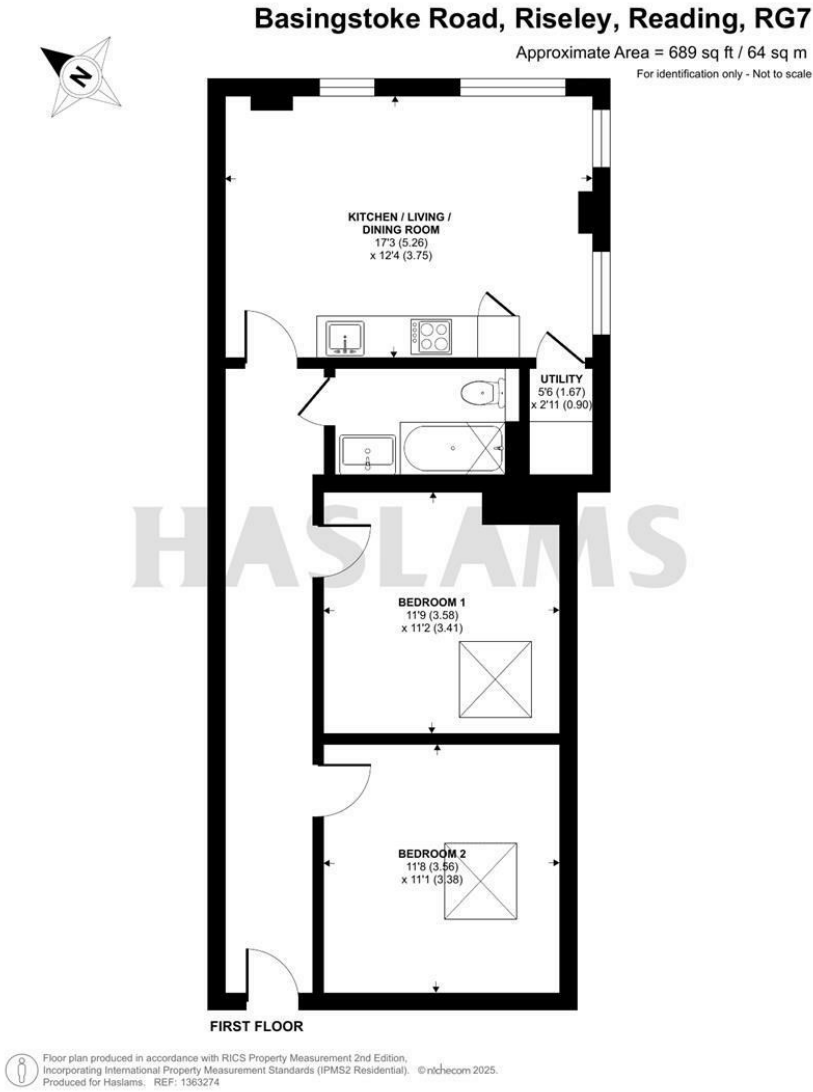
Broadband connection available (information obtained from Ofcom):

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



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

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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	59	59
(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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