



This one bedroom split-level flat occupies the lower ground and ground floor part of a period building situated in a popular town centre conservation area. The property is ideally positioned for the mainline station and the riverside shops and restaurants of the Oracle. Featuring a residents communal garden, the property has an open-plan living room with a well-equipped kitchen area and a spiral staircase leading to a bedroom and bathroom. The property will appeal to investors and owner occupiers seeking a central Reading address with easy access to local amenities and transport links and is offered for sale with no onward chain.

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



- Split-level flat
- One bedroom
- Open-plan living room with well equipped kitchen
- Private entrance; Residents communal garden
- Modern bathroom suite with shower cubicle
- No onward chain





Council tax band A  
Council- RBC

**Additional information:**

**Parking**

There is no parking available at the property.

On-street parking requires residents and visitors permits which are issued upon successful application by Reading Borough Council, charges apply, for an up to date list of charges please check [reading.gov.uk](http://reading.gov.uk) "permit charges"

**Lease information.**

Years remaining:104

Service charge: £800pa

Ground rent: £0

Property construction – Standard form

**Services:**

Water – mains

Drainage – septic tank pumped into mains

Electricity – mains

Heating – electric 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"

The property is located in a conservation area.

**Communal Garden**

There is a well-kept communal garden for shared use with artificial lawn and a brick paved patio with raised shrub beds and gated pedestrian access to the front.

# Floorplan

Approximate Gross Internal Area 448 sq ft – 42 sq m  
 Lower Ground Floor Area 254 sq ft – 24 sq m  
 Ground Floor Area 194 sq ft – 18 sq m



Lower Ground Floor



Ground Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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			
(39-54) E		57	74
(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.