



This well-proportioned first floor apartment occupies an elevated position within this handsome Grade II listed Georgian building, with impressive full-height sash windows overlooking the communal grounds.

Located adjacent to the University of Reading Great Hall and close to the Royal Berkshire Hospital, Albion Terrace is set back behind railings and features well-kept communal grounds. The accommodation comprises an elegant reception room with feature fireplace and generous ceiling heights, two bedrooms, kitchen, and bathroom. The apartment further benefits from one allocated parking space approached via secure electric gates.

The appeal of the development is enhanced by being within walking distance of the Oracle shopping centre and Reading mainline station with Elizabeth line services. Suitable for owner-occupiers or investors, offered with no onward chain.

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



- First floor Georgian apartment
- Grade II listed building
- 2 bedrooms
- Gated allocated parking
- No onward chain
- Walking distance to Oracle & mainline station





Council tax band C

Council- RBC

Additional information:

Parking

There is an allocated space within a gated car park.

Lease information.

Years remaining: 961

Service charge: £2,728.06

Ground rent: £0

Property construction – Standard form

Services:

Gas – mains

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”

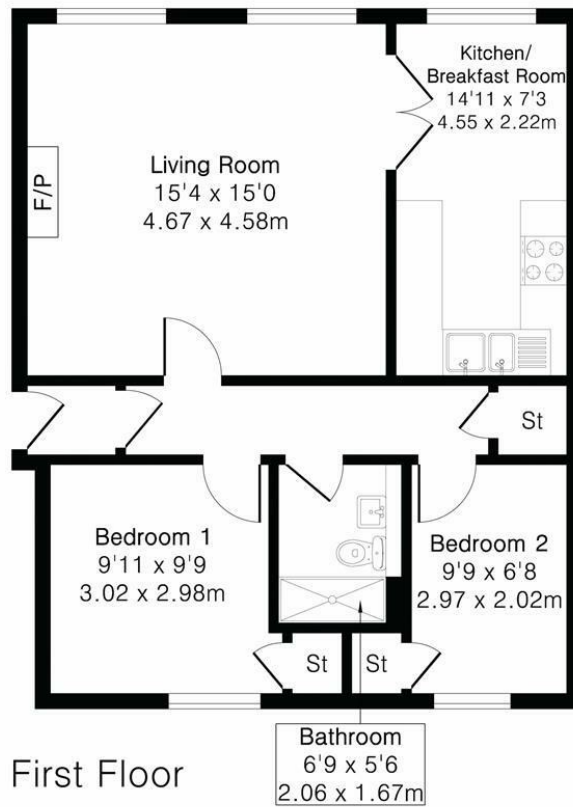
The property grade II listed

The property is located in a conservation area.

The property is located on the first floor. There is no lift present.

Floorplan

Approximate Gross Internal Area 649 sq ft - 60 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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		74	81
(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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