



A well-presented one-bedroom apartment situated within the popular Pennyroyal Court development. The property benefits from a refitted kitchen and modern bathroom, along with a well-proportioned double bedroom. Further advantages include ample parking and a healthy lease, enhancing both convenience and long-term appeal. Offered to the market with no onward chain, this home provides an excellent opportunity for a straightforward purchase. The property is ready for immediate occupation and is conveniently located within close proximity to the town centre and local amenities. An ideal purchase for first-time buyers or those seeking a conveniently located home.

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



- Well presented throughout
- Easy access to Reading town centre
- Healthy lease
- Refitted bathroom & kitchen
- Double bedroom
- No onward chain





Council tax band B

Council- Reading

Additional information:

Parking

There is allocated parking at the property

Lease information.

Years remaining: 162

Service charge: £1,876.42

Ground rent: £175

Ground rent review period: Every 25 years, in line with RPI, next review 2044

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Electric

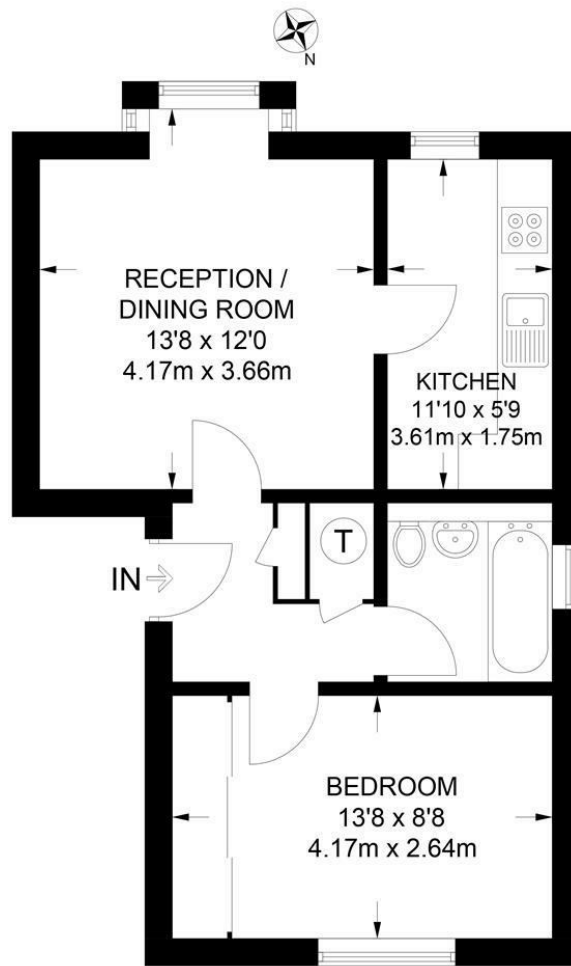
Broadband connection available (information obtained from Ofcom):

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  
444 SQ FT / 41.3 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		68	68
(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.