



A beautifully presented two-bedroom lower ground floor apartment forming part of an elegant period conversion on London Road. Originally converted by Thomas Homes in 2018, this impressive development is set within well-maintained grounds and ideally located within walking distance of the Royal Berkshire Hospital, The Oracle Shopping Centre and Reading train station, offering direct services to London Paddington in just over 20 minutes. The apartment features a private south-facing terrace garden, two spacious bedrooms, a modern high-specification bathroom and a stunning 22ft open-plan living and kitchen area complete with integrated appliances and granite worktops. Additional benefits include an allocated parking space and secure bike storage

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



- Central location
- Ideal first time purchase
- 2 Bedrooms
- Modern Kitchen & bathroom
- Private terrace
- Allocated parking





Council tax band C

Council- RBC

Additional information:

Parking

The property has an allocated parking space

Lease information.

Years remaining: 117

Service charge: £3,407.82

Ground rent: £250.00

Ground rent review period: Every 15 years, in line with RPI, next review 2032

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Electric

Broadband connection available (information obtained from Ofcom):

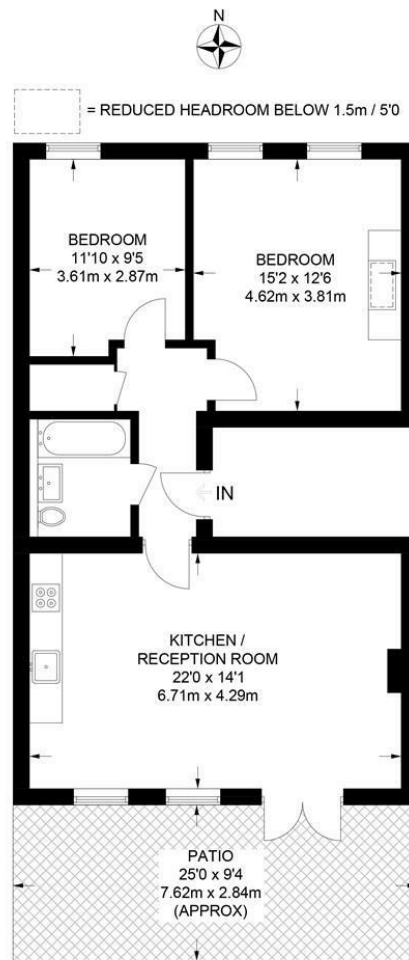
Superfast - Fibre to the cabinet (FTTC)

Standard - ADSL/copper wire

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



## LOWER GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
740 SQ FT / 68.8 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                                   |  | 58                      | 58        |
| (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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