

# Alfred Street

Reading • • RG1 7LY  
Guide Price: £225,000



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est 1986

# Alfred Street

Reading • • RG1 7LY

\* NO CHAIN \*

Offering to the market is this well presented one bedroom, one bathroom town Centre apartment, with no onward chain and located within walking distance of Reading town Centre and a mainline train station.

Double bedroom

Open plan living

No onward Chain

Close to the Town Centre

Close to Reading Station

Modern interior

Built-in wardrobes

241 year lease

12th Floor

Lift

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Property

Benefiting from 468 sq ft of open plan living/dining/kitchen, double bedroom with fitted wardrobes and bathroom. Benefits include lift access.

### Area

The building has well kept communal areas, a concierge desk and lift. There is also a resident gated courtyard.

### Location

Situated in central Reading, a short distance from the town centre with its riverside shops, restaurants and mainline station. (Crossrail)





### Schools:

Civitas Academy Primary 0.22 Miles  
Oxford Road Community School Primary 0.39 Miles



### Train:

Reading Station 0.34 Miles  
Reading West 0.49 Miles  
Tilehurst 2.42 Miles  
Earley 2.83 Miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

C

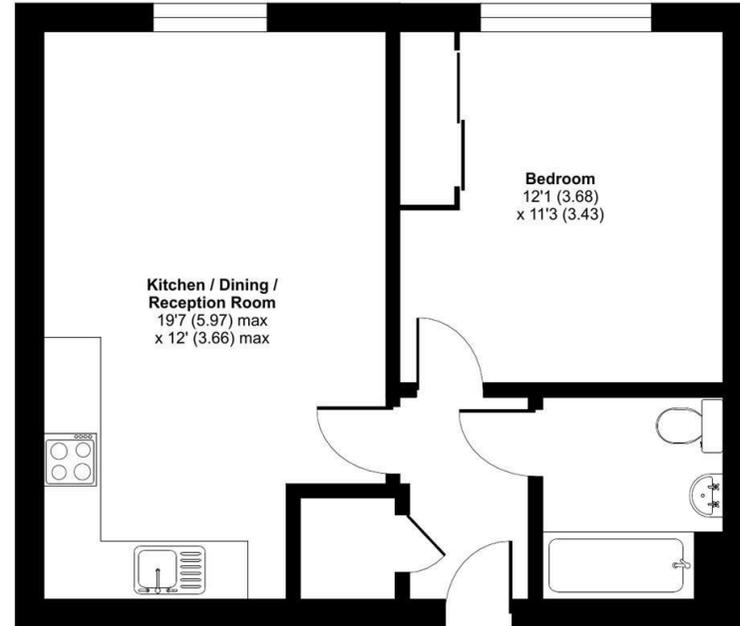
(Distances are straight line measurements from centre of postcode)



## Alfred Street, Reading, RG1

Approximate Area = 468 sq ft / 43.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Coopers. REF: 987392



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Energy Efficiency Rating	
Current	Potential
85	85
<small>Very energy efficient - lower running costs</small> A (92-100)	
<small>Energy efficient - lower running costs</small> B (81-91)	
<small>Decent energy efficiency - lower running costs</small> C (69-80)	
<small>Some energy efficiency - lower running costs</small> D (55-68)	
<small>Not very energy efficient - higher running costs</small> E (39-54)	
<small>Least energy efficient - highest running costs</small> F (21-38)	
<small>Very least energy efficient - highest running costs</small> G (1-20)	
<small>England &amp; Wales</small> <small>EU Directive 2002/91/EC</small>	

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.