

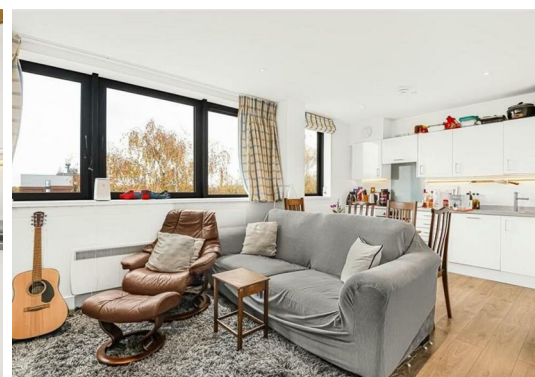


202 Kings Road, Reading, RG1 4NN Offers in excess of £200,000

Offered to the market with NO ONWARD CHAI this well-presented fifth-floor two-bedroom apartment provides approximately 509 sq ft (47 sq m) of bright and modern living accommodation, making it an ideal purchase for first-time buyers, professionals, investors or those seeking a convenient town-centre base.

The property features a spacious open-plan kitchen/living/dining room, creating a sociable and versatile living space, alongside two bedrooms, a modern bathroom and useful storage. Positioned within the sought-after Hanover House development, the apartment benefits from an elevated position and excellent access to Reading's extensive amenities.

Conveniently located on Kings Road, the property is within easy reach of Reading town centre, Reading railway station and the vibrant riverside and Oracle leisure quarter, offering a wide selection of shops, restaurants, cafés and entertainment. Residents also enjoy nearby green spaces, scenic walks along the River Kennet, excellent bus links and quick access to the M4, making this an ideal location for commuters and lifestyle buyers alike



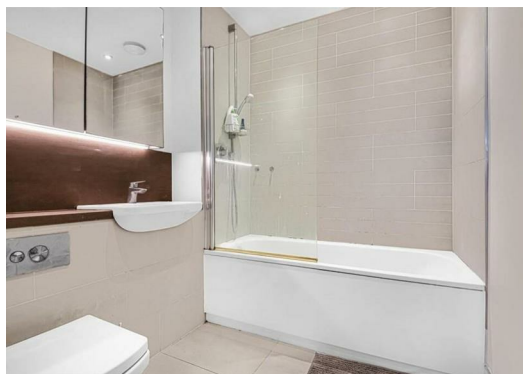
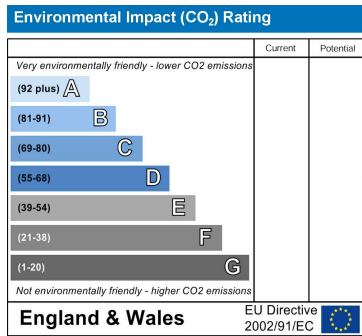
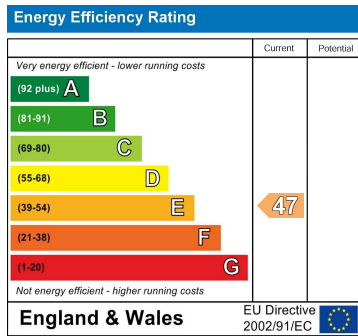
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

991 years remaining on the lease
 Ground rent: £0 per annum
 Maintenance charge: £2,837.49pa

This information is provided by the vendor and should be verified during the conveyancing process.



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk