



**St Davids Hall**  
**London Road, Reading, Berkshire RG1 5AG**

**Chain Free £335,000**

Chain free: A modern and stylish first floor apartment set within this converted imposing Georgian building. The property is located in the Kendrick Conservation area, close to the Royal Berkshire Hospital and the London Road campus of Reading University with the bars, restaurants and shopping of the town centre and the Oracle a short walk away. This very recently converted apartment has been finished to a very high standard and benefits from video entry phone, a communal satellite television connection, a dedicated parking spot and bike storage. The accommodation comprises of two bedrooms, living room with well equipped kitchen area and very smartly finished bathroom. Call now to view to appreciate the space on offer.



## St Davids Hall, Reading, Berkshire RG1 5AG

- Central Reading
- Open plan kitchen
- Kendrick Conservation Area
- One allocated parking space & bike storage
- EPC Rating D
- Stylish apartment
- Two bedrooms
- Modern bathroom
- Council Tax Band C
- Chain free

### Communal Entrance

You enter the property through an extremely grand, porticoed Georgian facade with a videophone entry system and communal postboxes.

### Entrance Hall

The carpeted entrance hall leads to doors to the bedrooms, living/dining/kitchen and bathroom.

### Living Room

22'7" x 14'9" (6.9 x 4.5)



The extremely impressive living room is carpeted and has three floor to ceiling sash windows overlooking the front of the property. The room is open plan to the kitchen area

### Kitchen area



The well equipped and well finished kitchen benefits from laminate flooring and a large amount of natural light from the full height sash windows. White goods include fridge freezer, integrated dishwasher, four ring induction hob, built in oven and extractor as well as a washer drier.

### Bathroom



The stylish and modern bathroom has a tiled floor, heated towel rail, sink, WC and bath with a wall mounted shower.

### Bedroom one

10'9" x 9'2" (3.3 x 2.8)



Double bedroom with carpet and window to the rear. The room has aerial, satellite TV and BT points.

### Bedroom Two

10'9" x 6'10" (3.3 x 2.1)

Double bedroom with carpet and window to the rear. The room has aerial, satellite TV and BT points.

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## Grounds



The building also benefits from allocated parking and a communal bike shelter

## Tenure

Lease: 125 years from 2018

Service charge: £2154 PA that includes £525 pa sinking fund contribution

Ground rent: £250 PA rising every 15 years by RPI

## Services

Water. Mains

Drainage. Mains

Electricity. Mains

Heating. Electric

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, obtained from Ofcom



TOTAL APPROX. FLOOR AREA 569 SQ.FT. (52.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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