



**Lock Place  
Reading, Berkshire RG1 3HG**

**£170,000**

**AN EXTENDED LEASE ON COMPLETION & PEPPERCORN GROUND RENT:** Offering great views over the river Kennet is this good sized raised ground floor apartment set within this quiet location that offers a picturesque waterside walk to the center of Reading, Reading mainline station & Elizabeth line. The property boasts a light and airy dual aspect living room, separate kitchen, good sized double bedroom and bathroom. In addition there is ample storage and permit parking. To appreciate the space and views on offer call now to view.

## Lock Place, Berkshire RG1 3HG

- Easy access to central Reading
- Great sized double bedroom
- Good sized kitchen
- Permit parking
- EPC rating
- Direct water views over the river Kennet
- Dual aspect living room
- An extended lease of 179 years on completion
- Ideal first time buy or rental investment
- Council tax band

### Hallway

A good sized hallway with a storage cupboard, cupboard housing the boiler and doors to:

### Bathroom

9'3 x 4'11 (2.82m x 1.50m)



A good sized bathroom comprising of a panelled bath with a wall mounted shower, wash hand basin, WC, frosted window, tiled floor and part tiled walls.

### Bedroom

15'10 x 8'7 (4.83m x 2.62m)



A good sized bedroom with floor to ceiling double glazed window overlooking the water, carpeted and fitted wardrobes.

### Living room

18'5 x 17'0 (5.61m x 5.18m)



A light and airy dual aspect room with double glazed windows offering great views over the river Kennet, laminate wood flooring, storage cupboard and door to the kitchen.

### Kitchen

11'1 x 5'0 (3.38m x 1.52m)



A good sized kitchen with ample wall and base units, roll top work surfaces with an inset sink, recess for the oven, hob, washing machine and fridge freezer. Splash backs, tiled floor and a window offering views over the river Kennet.

### Tenure

Lease: 125 years from 1990 ( a 90 year extension will be in place for completion to give a new lease of 179 years)

Service charge: £733.51 ( for year 2025)

Ground rent: Peppercorn

### Services

Water. Mains

Drainage. Mains

Electricity. Mains

Heating. Gas

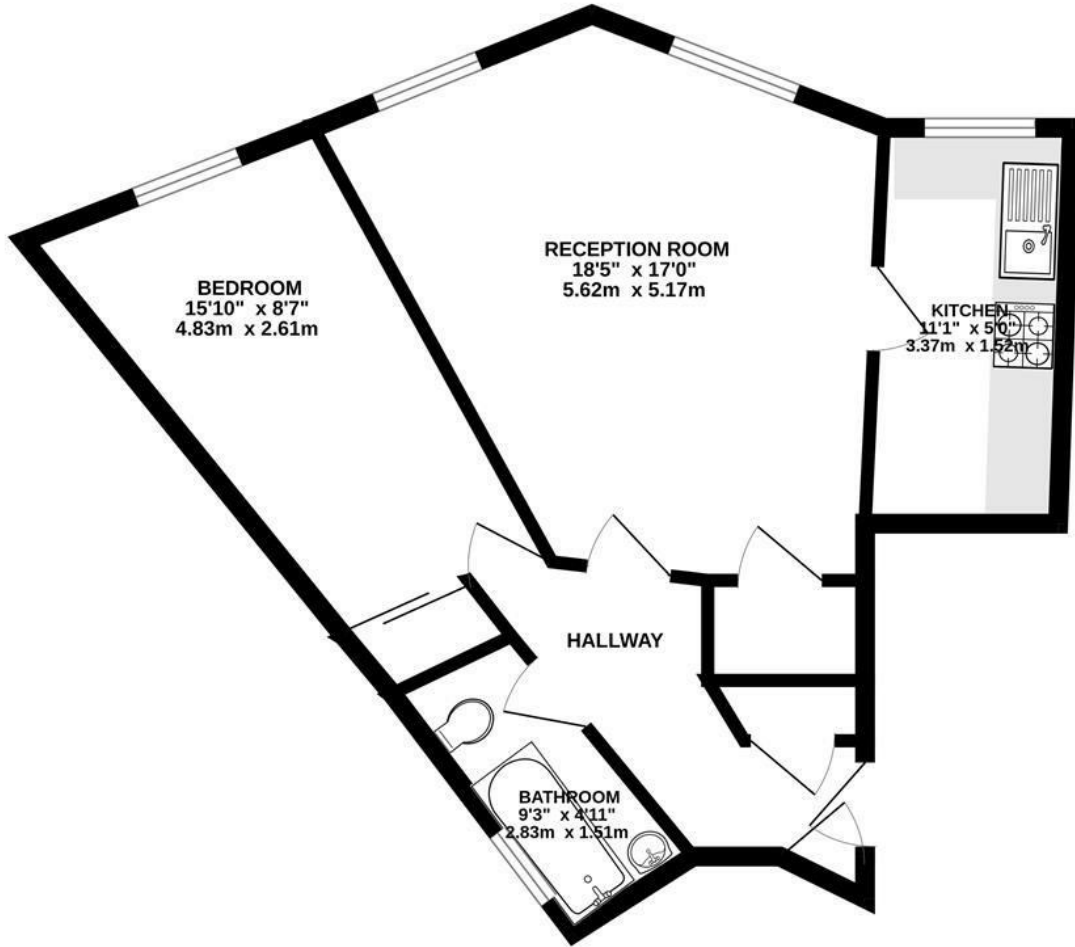
Appliances: All the appliances are untested

## Lock Place, Berkshire RG1 3HG

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

Broadband. Ultrafast, obtained from Ofcom

GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 498 sq.ft. (46.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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>  |  | 73                      | 75        |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| England & Wales   |  | 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>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

