



**Regent Court
Reading, Berkshire RG1 7HW**

Chain Free £195,000

CHAIN FREE AND IDEAL FIRST TIME BUY OR RENTAL INVESTMENT: Located only moments from Reading mainline station and central Reading is this top floor apartment with an **EXTENDED LEASE**, **PEPPERCORN GROUND RENT** and that has been recently redecorated. The property boasts two double bedrooms, good sized living room and a separate kitchen. To the rear there is gated parking. To appreciate the space and proximity to central Reading call now to view.

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- Chain free
- Recently redecorated top floor apartment
- Two double bedrooms
- Seperate kitchen
- EPC rating C
- Only moments from Reading mainline station
- Large living groom
- Modern bathroom
- Gated parking
- Council tax band B

Communal entrance

A bright and secure entrance to the block with stairs to all floors.

Hallway

A carpeted entrance hall with airing cupboard and doors leading to both bedrooms, the bathroom and living room.

Bedroom one

10'4 x 10'3 (3.15m x 3.12m)



A good sized, carpeted double bedroom with a big window overlooking the rear of the property.

Bedroom two

10'7 x 7'10 (3.23m x 2.39m)



A comfortable carpeted double bedroom with window overlooking the rear of the property.

Bathroom

6'9" x 5'5" (2.06 x 1.67)



A light and airy bathroom with tiled floor, bath with shower, sink, WC, heated towel rail and frosted window to the side of the property

Living room

16'4 x 10'8 (4.98m x 3.25m)



A very spacious, carpeted living room with a big window allowing lots of natural light, overlooking the front of the property and door to the kitchen.

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Kitchen

10'7 x 6'5 (3.23m x 1.96m)



Galley style kitchen with tiled floor, plenty of eye level and base cupboard space, extensive roll-top work surfaces, sink with drainer, built in oven, hob and extractor with space for washing machine and fridge and a good sized window overlooking the rear of the property.

Tenure

Lease: 189 from 1986

Service charge: £1906 PA

Ground rent: Peppercorn

Services

Water. Mains

Drainage. Mains

Electricity. Mains

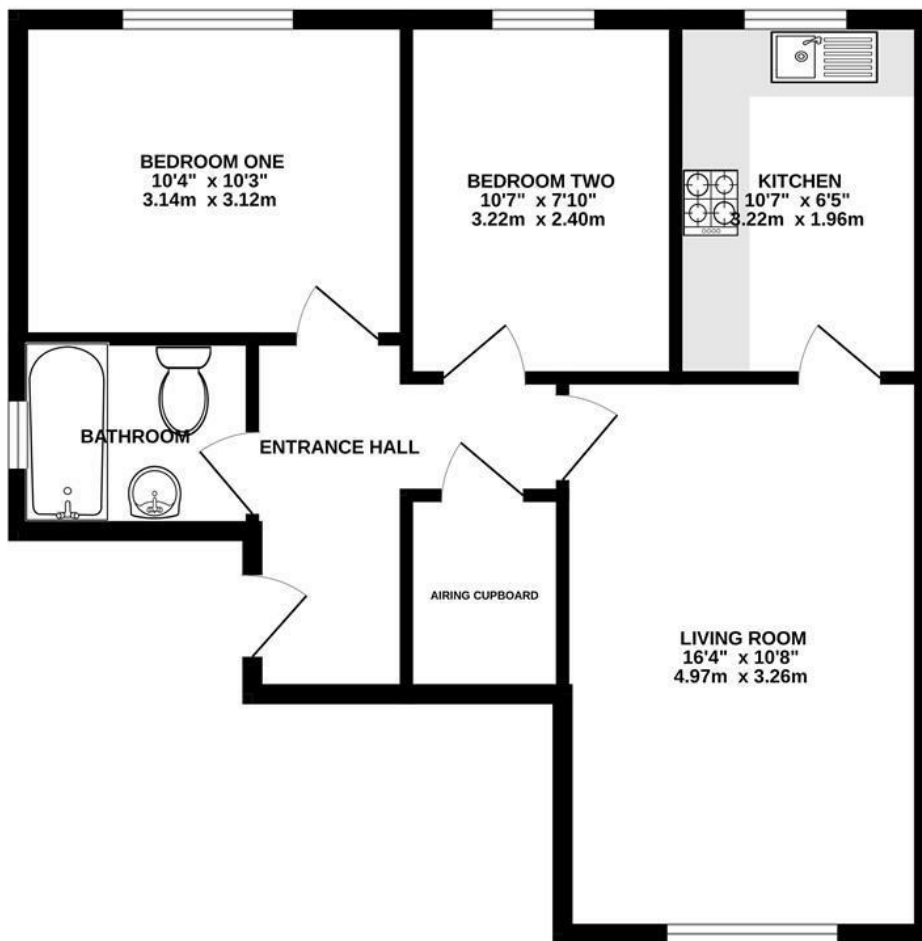
Heating. Electric

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

Broadband. Superfast, information obtained from Ofcom

All appliances and services are untested.

SECOND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	71
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

