



NICHOLAS ESTATE AGENTS  
*Sales & Lettings*

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**St. Johns Hill  
Reading, Berkshire RG1 4EF**

**Chain Free £200,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: GUIDE PRICE £200,000 to £220,000:** Located within this sought after warehouse conversion in the popular Eldon Road conservation area is this stylish apartment. The property boasts a good sized living room, double bedroom, kitchen and a stylish shower room. In addition, there is stripped wood flooring and a great sized terrace ideal for summer entertaining. The property is located within easy reach of the centre of Reading, Reading mainline station with its fast links to London and the Elizabeth Line. Offered chain free. Call now to view.



## St. Johns Hill, Berkshire RG1 4EF

- Chain free
- Terrace
- Open plan living room / kitchen
- Bathroom
- Council tax band B
- Stylish conversion
- Central Reading
- Eldon Road conservation area
- Stripped wood flooring
- EPC rating C

### Open plan living room /dining area

15'7 x 14' (4.75m x 4.27m)



A good sized room with double glazed doors and window overlooking the terrace, stripped wood flooring, semi open plan to the kitchen and doors to bathroom and bedroom.

### Kitchen area

8'1 x 5'8



A good sized kitchen with ample wall and base units. Roll top work surfaces with inset sink and drainer, four ring hob, oven, extractor, recess for fridge freezer, recess for washing machine and dryer. Stripped wood flooring and window to the side.

### Bedroom

13'8 x 8' (4.17m x 2.44m)



A light and airy room with double glazed windows over looking the attractive courtyard, stripped wood flooring and space for wardrobes.

### Shower room



A modern and stylish shower room comprising of a good size walk-in shower, low-level WC, wash hand basin, stripped wood flooring, heated towel rail and extractor.

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### Terrace

13'3 x 10'3



A private, raised terrace overlooking the communal courtyard and shed.

### Tenure

Lease 125 yrs from 2005

Service Charge: £700 per annum

Ground Rent: £100 per annum

NO PERMIT PARKING

### Services

Water. Mains

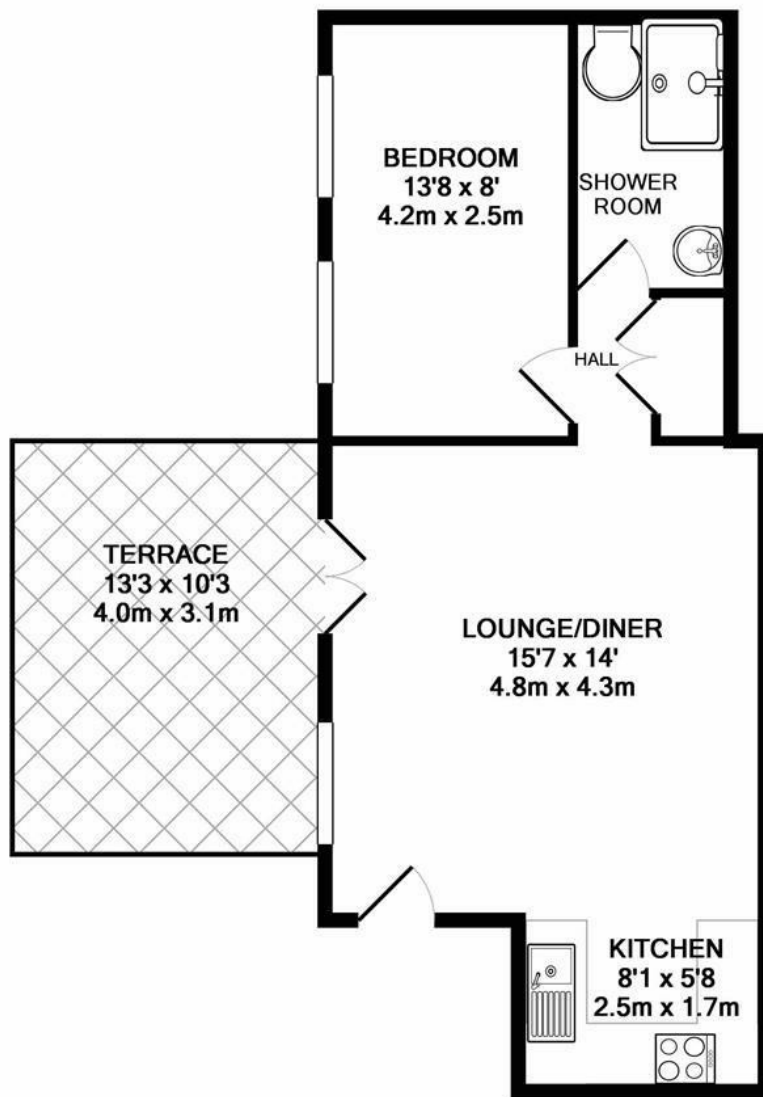
Drainage. Mains

Electricity. Mains

Heating. Gas

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

Broadband. Ultrafast, obtained from Ofcom



TOTAL APPROX. FLOOR AREA 446 SQ.FT. (41.5 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>	74	76
(55-68) <b>D</b>		
(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>	77	79
(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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

