

NEA

NICHOLAS ESTATE AGENTS
Sales & Lettings

7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040



**40 Alfred Street
, Reading, Berkshire RG1 7LY**

£325,000

Stunning views over the Reading skyline come from all rooms of this 17th floor apartment set within this sought after development. The development offers easy access to Reading town center and Reading mainline station with its fast links to London. The property boasts two double bedrooms, two modern bathrooms, open plan living room & a modern kitchen. In addition there is a large balcony and secure parking. To appreciate the space and views on offer call now to view.

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- 17th floor
- Two double bedrooms & two stylish bathrooms
- Good sized balcony
- Easy access to central Reading and Reading main line station
- Council tax band D
- Stunning panoramic views over Reading
- High specification kitchen and open plan living room
- Undercroft parking
- Underfloor heating
- EPC rating C

Communal entrance

A spacious and open communal entrance with access to the concierge office, mailboxes, refuse storage and lifts.

Hallway

Entrance hall with wood effect flooring, underfloor heating and doors to the bedrooms, bathroom and living room/kitchen, utility cupboard with space for a washing machine and coat cupboard..

Bedroom one



A good sized double bedroom with carpet, underfloor heating, south facing window with views over the south of Reading and door to the ensuite.

En suite



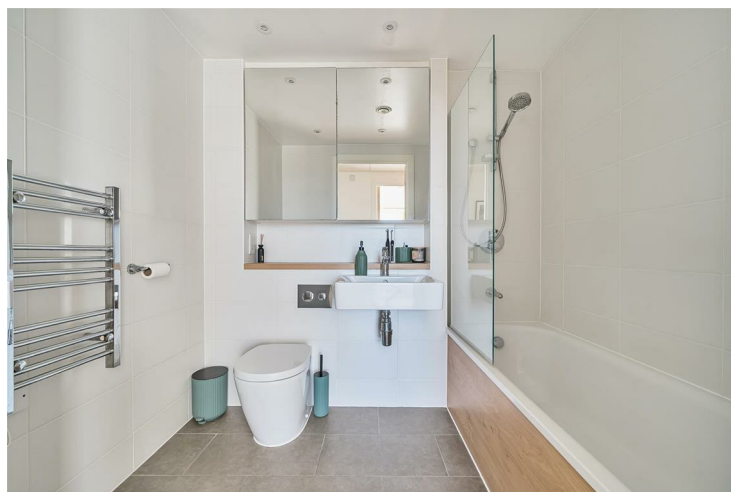
Ensuite with tiled floor, shower, sink, underfloor heating, WC and heated towel rail.

Bedroom two



Spacious double bedroom with carpeted floor, under floor heating and south facing window with views over Reading.

Bathroom



Stylish and modern bathroom with tiled floor, underfloor heating, bath with shower, sink, WC and heated towel rail.

Living room / kitchen



Bright and airy living room with laminate flooring and under floor

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heating, two large windows looking to the East and window and door to the balcony, looking to the South giving you panoramic views over Reading.

Kitchen area



Modern kitchen with built in dishwasher, oven, hob, extractor and fridge freezer, plenty of cupboard space and work surfaces with space for a table and chairs.

Balcony



A good sized, South facing balcony with plenty of space for a table and chairs. The balcony receives sun all day and is perfect for breakfast!

Parking

The flat benefits from one parking space in the secure, underground car park. There are also two secure bike stores for the building.

Tenure

Lease: 250 years 2013

Service charge: £3490 PA Inc hot water with an additional £302 pa reserve fund and replacement of aluminum facade

Ground rent: £350 PA reviewed every 20 years by RPI

Services

Water. Mains

Drainage. Mains

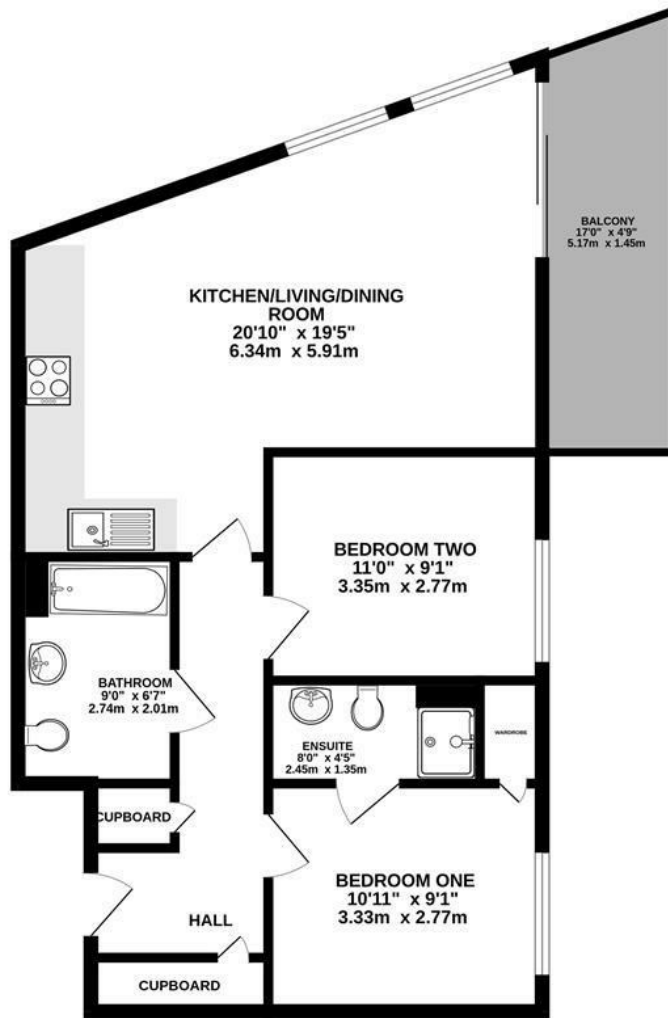
Electricity. Mains

Heating and hot water centrally provided.

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

Broadband. Ultrafast, information obtained from Ofcom

SEVENTEENTH FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 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		
	71	71

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		

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