



**Cox Terrace
, Reading, RG1 8FY**

£265,000

A spacious and well-presented one-bedroom ground floor apartment offering approximately 558sq ft of accommodation, ideally situated in a quiet residential area within easy reach of Reading station, town centre and Caversham riverside. The modern apartment features a particularly generous open-plan living/kitchen area, large double bedroom, modern bathroom, high energy efficiency, allocated parking and a 994-year lease with a peppercorn ground rent. To appreciate the space available, call to arrange a viewing.

Cox Terrace, Reading, RG1 8FY

- Only moments from Reading train station
- Allocated parking & communal gardens
- Modern and stylish development built in 2022
- 999 year lease & peppercorn ground rent
- One large double bedroom
- Modern kitchen with integrated appliances and open plan living
- Stylish, fully tiled bathroom
- Idea first time buy or rental investment
- Council tax band C
- EPC rating B

Communal entrance

A spacious and well maintained entrance hall leading to the stairs and lifts to other floors along with the front door of the property.

Hallway

A bright and welcoming hallway with LVT flooring and doors to the living room, bedroom and bathroom with a large built in storage cupboard.

Living room

18'11" x 15'11" (5.78 x 4.87)



Large living room with two floor to ceiling windows providing lots of natural light, built in cupboard housing the boiler and LVT flooring.



A well equipped and modern kitchen area with built in fridge freezer, dishwasher, washing machine, oven, gas hob and extractor with under cupboard lighting, plenty of base and eye level units and work surfaces.

Bathroom

7'0" x 6'3" (2.15 x 1.93)



Modern and stylish bathroom with sink, wc and bath with shower.

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Bedroom

12'5" x 11'5" (3.79 x 3.5)

Lease term: 999 years from 1st August 2021

Ground rent: £0

Service charge: £1984.38 per annum



A very good sized double bedroom with two floor to ceiling windows providing plenty of natural light and LVT flooring.

Communal garden



A well maintained and smart communal garden that includes a courtyard garden, playground and well presented grounds surrounding and between the blocks of the development.

Parking

The property benefits from one allocated external parking space to the front of the property.

Services

Water. Mains

Drainage. Mains

Electricity. Mains

Heating. Gas

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

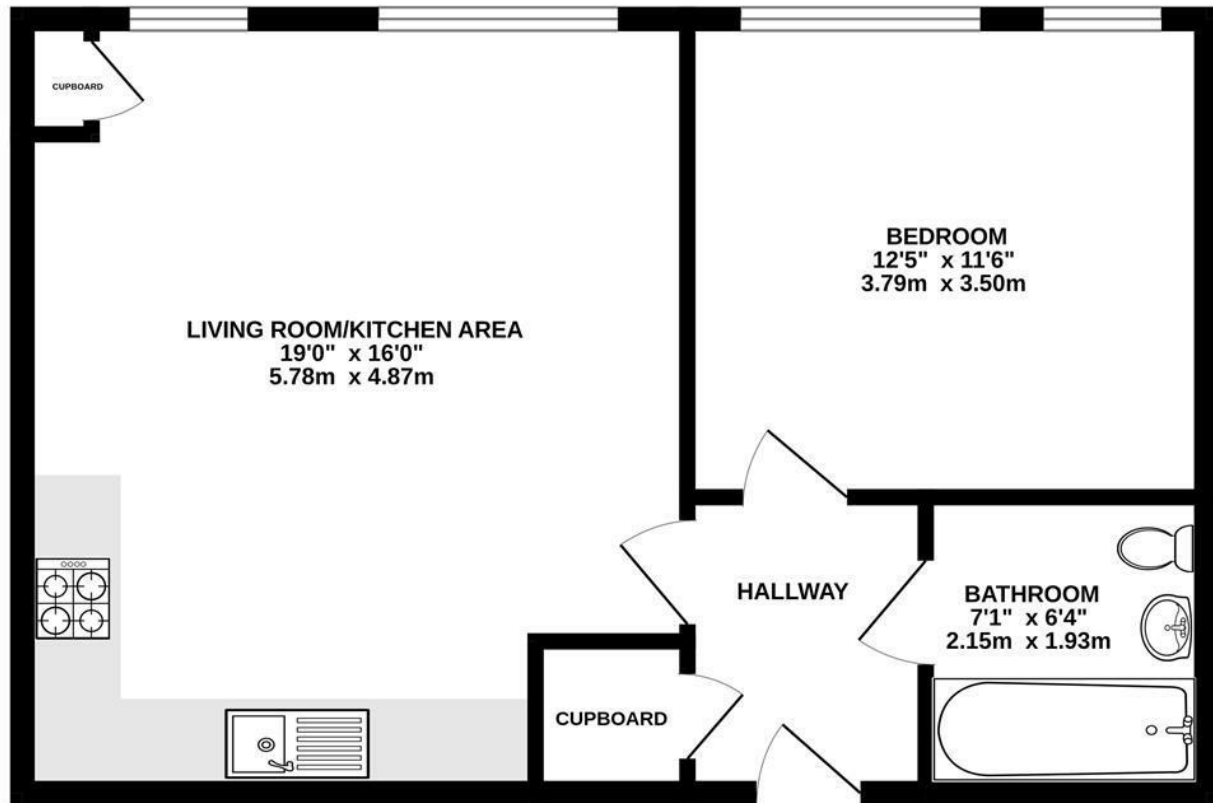
Broadband. Ultrafast, information obtained from Ofcom

All appliances and services are untested.

Tenure

GROUND FLOOR

558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.8 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		
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		
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