



BLAKES QUAY, READING, RG1
ASKING PRICE **£440,000** LEASEHOLD

LUXURY TWO BEDROOM APARTMENT WITHIN THE POPULAR BLAKES QUAY DEVELOPMENT

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DESCRIPTION:

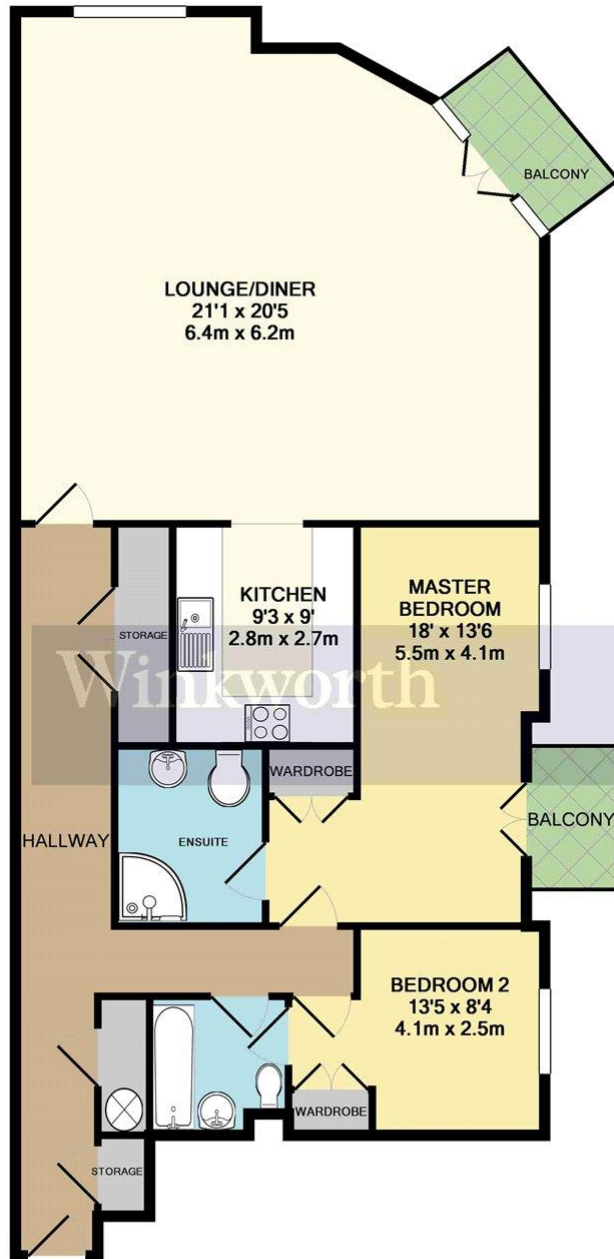
Located in the exclusive central Reading waterside development Blakes Quay, is this stunning two bedroom apartment with delightful river views. The apartment occupies arguably one of the best positions within the development with two river facing balconies, sizeable living room, modern fitted kitchen, two double bedrooms both with built in wardrobes, en suite shower room off of the master bedroom and a further three piece bathroom. The apartment is further complimented by undercroft parking, a residents gym, games room and meeting rooms. The gated development stands within well-tended communal grounds and is within a short walk to Reading train station with the shops and restaurants of the Oracle and Forbury Gardens nearby.

AT A GLANCE

- Town centre gated development
- Two double bedrooms
- Two private balconies
- Undercroft gated parking
- Communal gym & games room
- Sizable over 100 square meter 3rd floor apartment
- Council tax band D
- Leasehold 137 years
- Service Charge £3,075pa
- Ground rent £200pa







TOTAL APPROX. FLOOR AREA 1069 SQ.FT. (99.3 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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	84	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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