



**HOME COURT, READING, RG1
OFFERS IN EXCESS OF £200,000 LEASEHOLD**

**A RE-FURBISHED ONE BEDROOM FIRST FLOOR
APARTMENT IN THIS GATED TOWN CENTRE
DEVELOPMENT WITH SECURE OFF ROAD PARKING**

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DESCRIPTION:

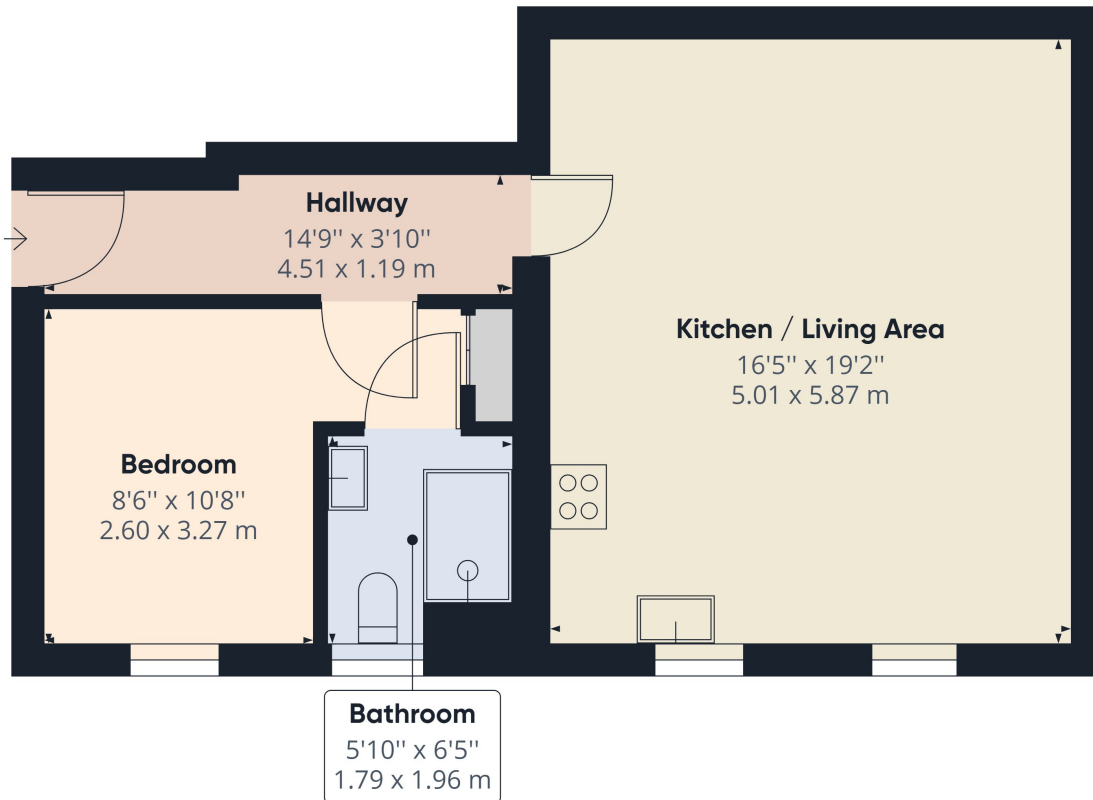
A delightful one bedroom first floor apartment set in this gated development off London Street, a short walk to The Oracle, the Royal Berkshire Hospital, the University of Reading and Reading Station. The property has been recently refurbished with new light fittings, carpets, flooring and decor and is one of just 13 properties in this bespoke development set behind a set of secure electronically operated gates. Living accommodation comprises an entrance hall, an open plan living room with a fitted kitchen including a range of integrated appliances, a double bedroom with an en-suite bathroom and built in wardrobes. The property is being sold with no chain and benefits from a long lease with no ground rent, an affordable service charge, a secure allocated parking space and would suit young professionals, someone downsizing or make an excellent investment with rental yield in excess of 6%.

AT A GLANCE

- 1 Bedroom First Floor Apartment
- Town Centre Location
- New Carpets, Flooring, Light Fittings and Decor
- Secure Gated Off-Road Parking
- Service Charge - £1265 per annum
- Zero Ground Rent
- 999 Year Lease
- Council Tax Band B







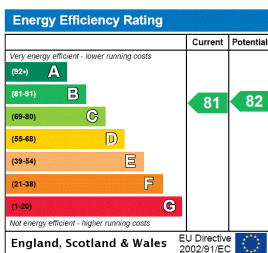
Approximate total area⁽¹⁾
529.00 ft²
49.15 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.



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