

RIVERSIDE HOUSE, READING, BERKSHIRE, RG1  
£350,000 LEASEHOLD

**EXECUTIVE TWO BEDROOM SPLIT LEVEL  
TOWN CENTRE APARTMENT WITH  
UNDERCROFT PARKING SPACE.**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



## DESCRIPTION:

Offered to the market is this executive two double bedroom duplex apartment situated on the fifth & sixth floor within this highly sought after riverside development positioned in this prime location within the heart of Reading town centre. The property comprises an open plan living/dining room with a feature floor to ceiling windows and enjoying direct views over the River Kennet, separate fitted kitchen, two double bedrooms with an en suite to the master bedroom and a downstairs shower room. The apartment benefits from under croft allocated parking, a video entry phone system and lift or stairway access. The property would make an excellent first time or investment purchase as the property is situated adjacent to the Oracle shopping complex and within close proximity to the mainline train station which serves direct access to London Paddington in just 25 minutes and is soon to be on the Elizabeth Line (Crossrail) linking Reading with the City of London and Canary Wharf.

## AT A GLANCE

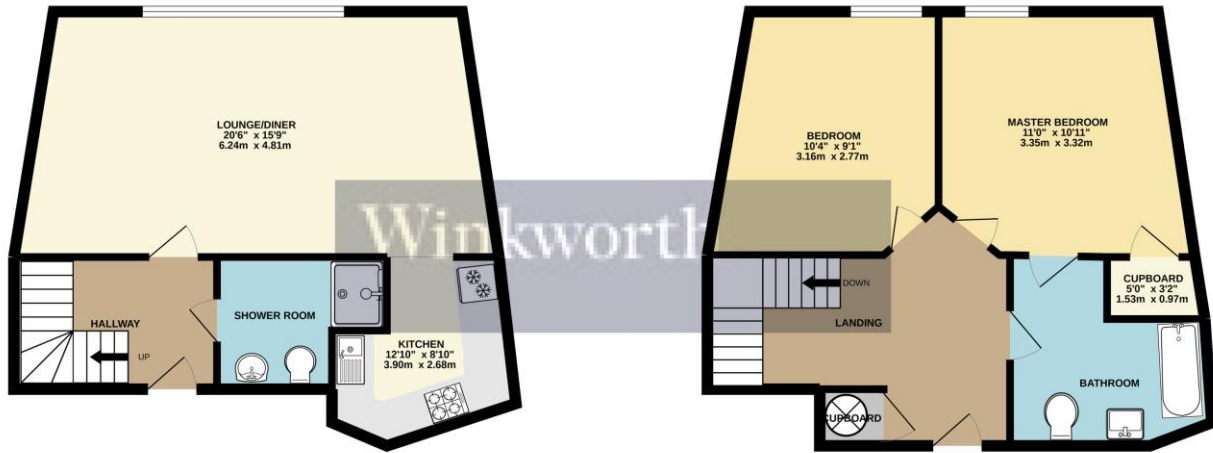
- Split level apartment
- Two double bedrooms
- Two bathrooms
- Secure allocated undercroft parking
- Heart Of The Town Centre
- No Onward Chain Complications
- Direct Views Of The River Kennet





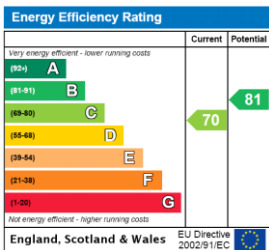
5TH FLOOR

6TH FLOOR



TOTAL FLOOR AREA : 863sq.ft. (80.2 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.  
 Made with Metropix ©2022

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.



**Tenure:** Leasehold  
**Term:** Expires - 29/03/3000  
**Service Charge:** £4029.46 per annum  
**Ground Rent:** £ 262 Annually (subject to increase)  
**Council Tax Band:** D  
 Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



for every step...

Reading | 0118 4022 300 | reading@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.