



HOME COURT, READING, RG1  
OFFERS IN EXCESS OF £350,000 LEASEHOLD

## A RE-FURBISHED SPACIOUS THREE BEDROOM DUPLEX APARTMENT IN THIS GATED TOWN CENTRE DEVELOPMENT

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## DESCRIPTION:

A spacious three bedroom duplex apartment set on the top two floors in this gated development off London Street and 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 set behind a set of secure electronically operated gates. The entrance to the property is from the second floor of the block into a generous entrance hall which gives access into a shower room and into a second hallway with access to bedroom three with a built in wardrobes and a bright open-plan living space with a fitted kitchen, including, a range of integrated appliances. Stairs lead to the top floor where there are two further double bedrooms with Velux windows and both with built in wardrobes. The master bedroom has an en-suite bathroom. The property is being sold with no chain and benefits from a long lease with no ground rent, a secure allocated parking space and would suit young professionals, someone downsizing or make an excellent investment with rental yield in excess of 5.5 %

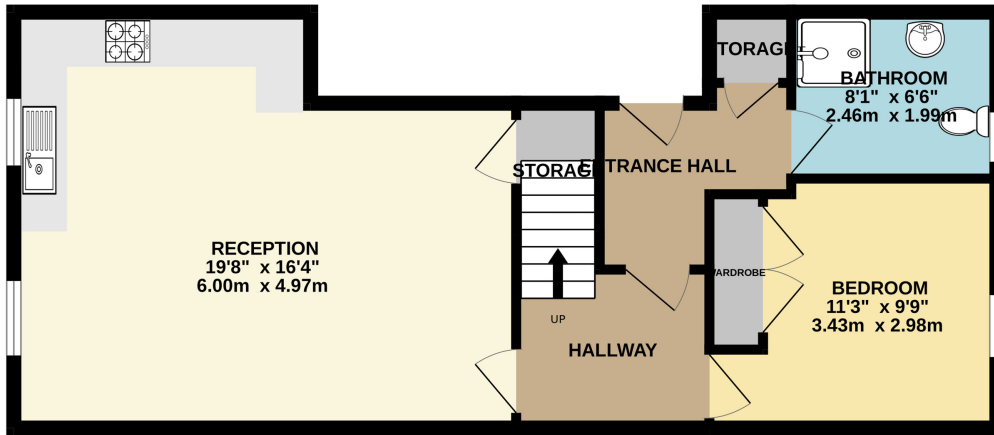
## AT A GLANCE

- Three Bedroom Duplex Apartment
- Gated Town Centre Development
- Open-Plan Living Room/Fitted Kitchen
- Two Bathrooms
- Re-decorated Throughout
- New Light Fittings, Flooring and Carpets
- Secure Allocated Parking
- 999 Year Lease and Zero Ground Rent
- Service Charge £2249 per annum
- No Chain
- Council Tax Band D

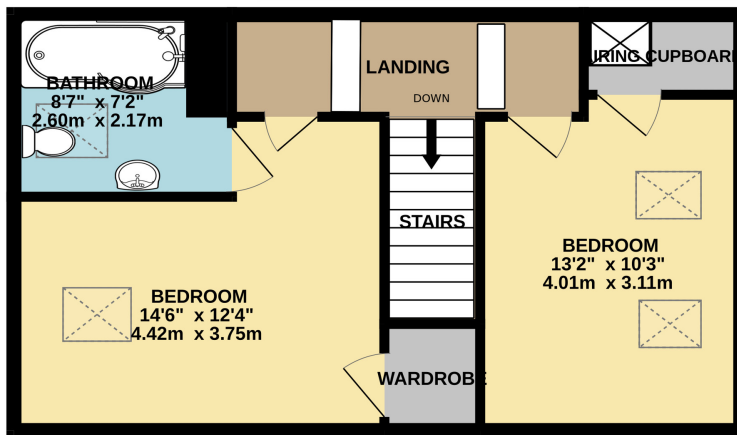




2ND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



3RD FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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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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			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	81
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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