

RIVERSIDE VIEW, BERKELEY AVENUE, READING, RG1 6FH  
**£400,000 LEASEHOLD**

**A SUPERB TWO BEDROOM CONTEMPORARY APARTMENT  
OFFERING FANTASTIC SIZED ACCOMMODATION AND  
FINISHED TO A HIGH SPECIFICATION**

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:

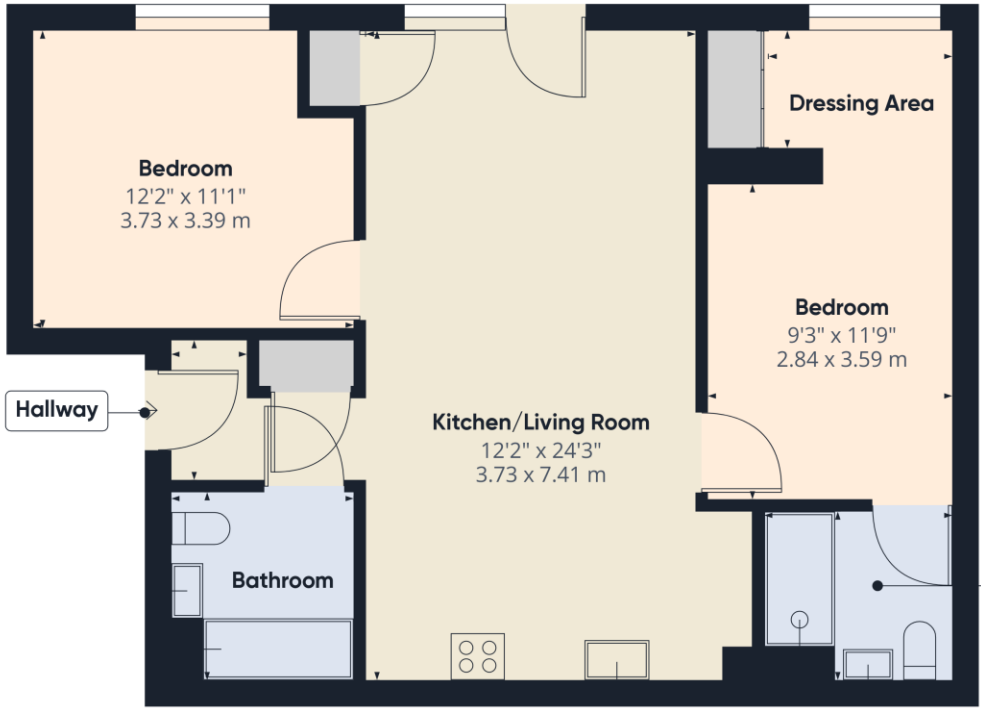
A superb two bedroom contemporary apartment offering fantastic sized accommodation and finished to a high specification. Situated in this prime location on the banks of the River Kennet and within easy walking distance of the town centre and the train station. Ideal for those who like to entertain benefitting from a good sized L shaped terrace which enjoys views over the impressive landscaped communal grounds and the River Kennet. Coming to the market for the first time since it was originally built in 2019, the well-appointed accommodation includes a superb kitchen which is open plan to the living/dining area. The main kitchen area includes a comprehensive range of built in appliances. To one end of the sitting room there is an impressive full width terraced which is ideal for entertaining. The main bedroom which is a wonderful size with dressing area, built in wardrobes to one end and has its own superb high specification en-suite. In addition to this there is a further good sized double bedroom and a well-equipped bathroom. The property also benefits from an entry system for security and convenience, double glazed windows, communal areas and a lift. Outside there are impressive landscaped communal grounds with lawned areas, pathways and decked areas and there is a secure allocated gated under croft car parking space and a bike store area. An internal viewing is highly recommended.

## AT A GLANCE

- Large Terrace
- Wonderful Open Plan Kitchen/Living/Dining Area
- Master Bedroom with En-Suite
- High Spec En-Suite & Bathroom
- Views Of The River Kennet
- Easy Walk To The Town Centre & The Train Station







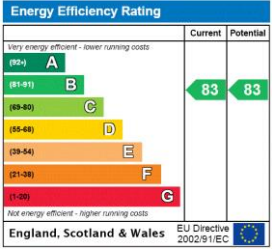
Approximate total area<sup>1)</sup>  
759.6 ft<sup>2</sup>  
70.57 m<sup>2</sup>

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.



**Tenure:** Leasehold  
**Term:** Expires - 01/01/3018  
**Service Charge:** £3,001 per annum  
**Ground Rent:** £ 175 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.