



Bear Wharf, Fobney Street, Reading, Berkshire, RG1 6BT

£185,000 *Leasehold*



Two Bedroom Town Centre Apartment With Allocated Parking space And No Onward Chain

For Sale By Modern Method of Auction and offered to the market with no onward chain, this superb riverside apartment with a balcony overlooking the Kennet and Avon is ideally positioned by the Oracle shopping and entertainment complex and within easy walking distance of Reading station with its direct links to London Paddington in under 25 minutes.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5 % of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

KEY FEATURES

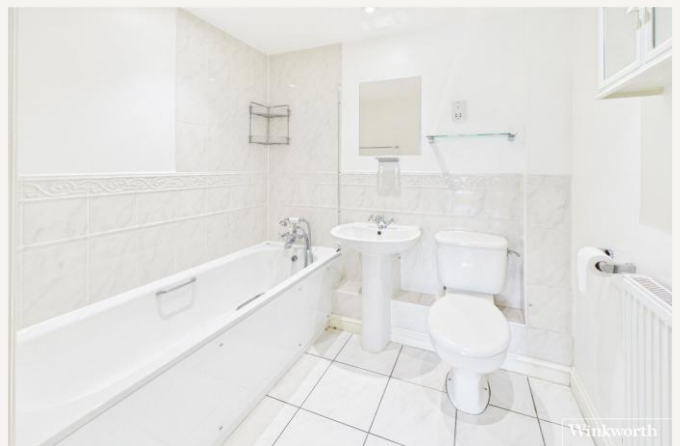
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- No Onward Chain
- Two bedroom apartment
- Close To Town Centre & Train Station
- Two bathrooms
- Balcony and River Views
- Gated parking

Reading

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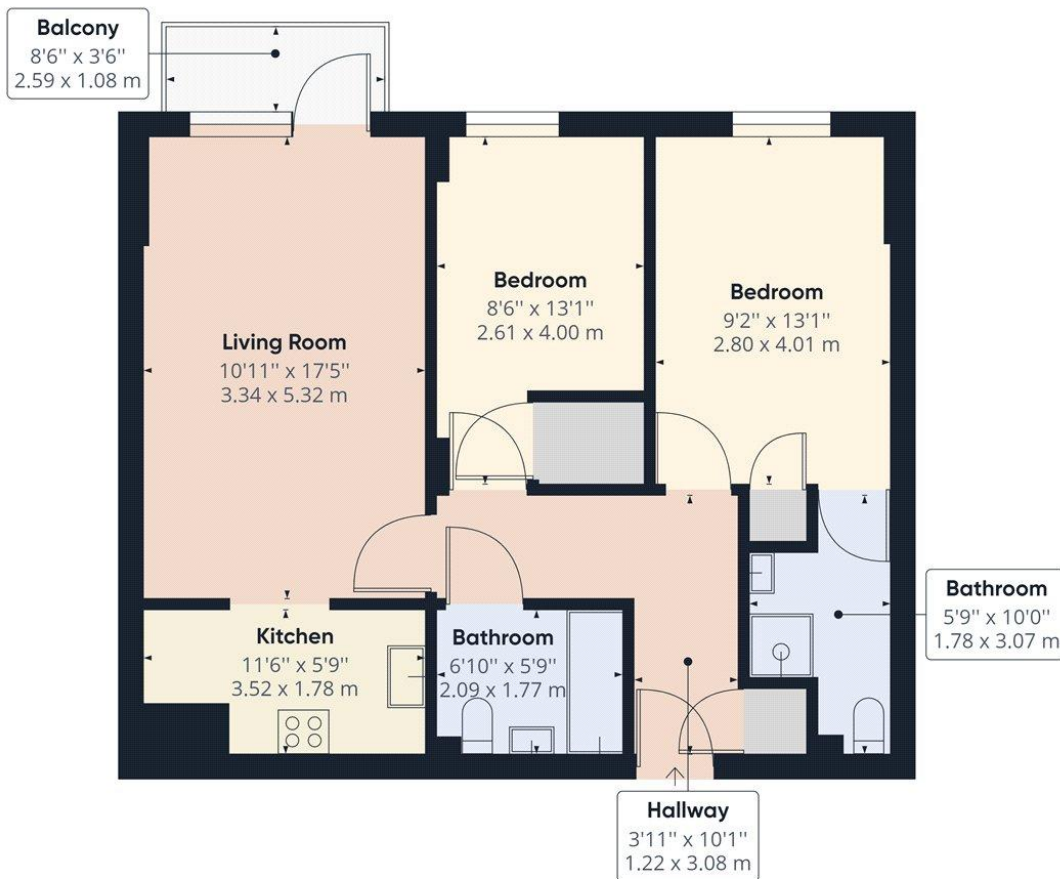
for every step...





MATERIAL INFO

Tenure: Leasehold
Term: 99 year and 6 months
Service Charge: £3174 per annum
Ground Rent: £ 250 Annually (subject to increase)
Council Tax Band: D
EPC rating: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA260497>

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer. 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.

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