



## Caroline Court, Bath Road, Reading, RG1 6HW

Guide Price £240,000 *Leasehold*



### KEY FEATURES

- No Onward Chain
- Ground Floor Apartment
- Two Double Bedrooms
- Garage & Residents Parking
- Separate Kitchen
- Communal Gardens
- Close To Reading Town Centre & Train Station

A Two Bedroom Ground Floor Apartment With Close Proximity To Reading Town Centre

Offered to the market with no onward chain, this well-presented two-bedroom ground floor apartment enjoys a convenient location within easy reach of Reading town centre, & train station, and a wide range of local amenities.

The accommodation comprises a spacious living/dining room, a separate fitted kitchen, two well-proportioned bedrooms, and a bathroom. The apartment offers bright, well-proportioned accommodation that is ready to move into.

Externally, residents can enjoy well-maintained communal gardens, together with the added benefits of residents' parking and a private garage, providing excellent storage or secure parking.

The property is ideally suited to first-time buyers, professionals, downsizers, or investors looking for a strong buy-to-let opportunity. Its excellent location also offers easy access to reputable schools, transport links, and the vibrant shopping, dining, and leisure facilities that Reading has to offer.

This is a fantastic opportunity to acquire a spacious and conveniently located apartment in a highly desirable area.



### Reading

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## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 111 year and 5 months

**Service Charge:** £1940 per annum

**Ground Rent:** £ 150 Annually (subject to increase)

**Council Tax Band:** C

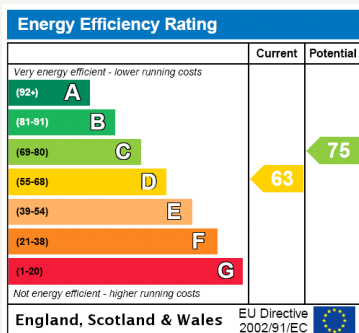
**EPC rating:** D



TOTAL APPROX. FLOOR AREA 650 SQ.FT. (60.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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