



Winkworth

for every step...

Albion Terrace, London Road, Reading, Berkshire, RG1 5BG

£220,000 Leasehold



Offered to the market with no onward chain is this charming one-bedroom second-floor apartment, situated within one of Reading's finest Grade II listed buildings.

Offered to the market with no onward chain is this charming one-bedroom second-floor apartment, situated within one of Reading's finest Grade II listed buildings. Constructed in 1835, Albion Terrace presents an imposing frontage along one of the town's principal thoroughfares and is ideally located within easy walking distance of the town centre, train station, and Royal Berkshire Hospital.

The well-presented accommodation comprises an entrance hall, a spacious square sitting room with double doors opening into a refitted kitchen/dining room, a generous double bedroom with a large built-in wardrobe, and an en-suite bathroom.

Externally, the property benefits from beautifully maintained communal grounds with secluded garden areas, as well as a secure allocated parking space. Additional features include traditional sash windows, gas central heating, and a security entry phone system.

This attractive apartment would make an ideal first-time purchase or investment opportunity.

KEY FEATURES

- One Bedroom Town Centre Apartment
- Sought After Grade II Listed Georgian Building
- Spacious Living Room
- Modern ReFitted Kitchen/Breakfast Room
- Secure Allocated Parking Space
- Well Maintained Communal Grounds
- Walking Distance Of The Town Centre & Train Station



Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...





MATERIAL INFO

Tenure: Leasehold

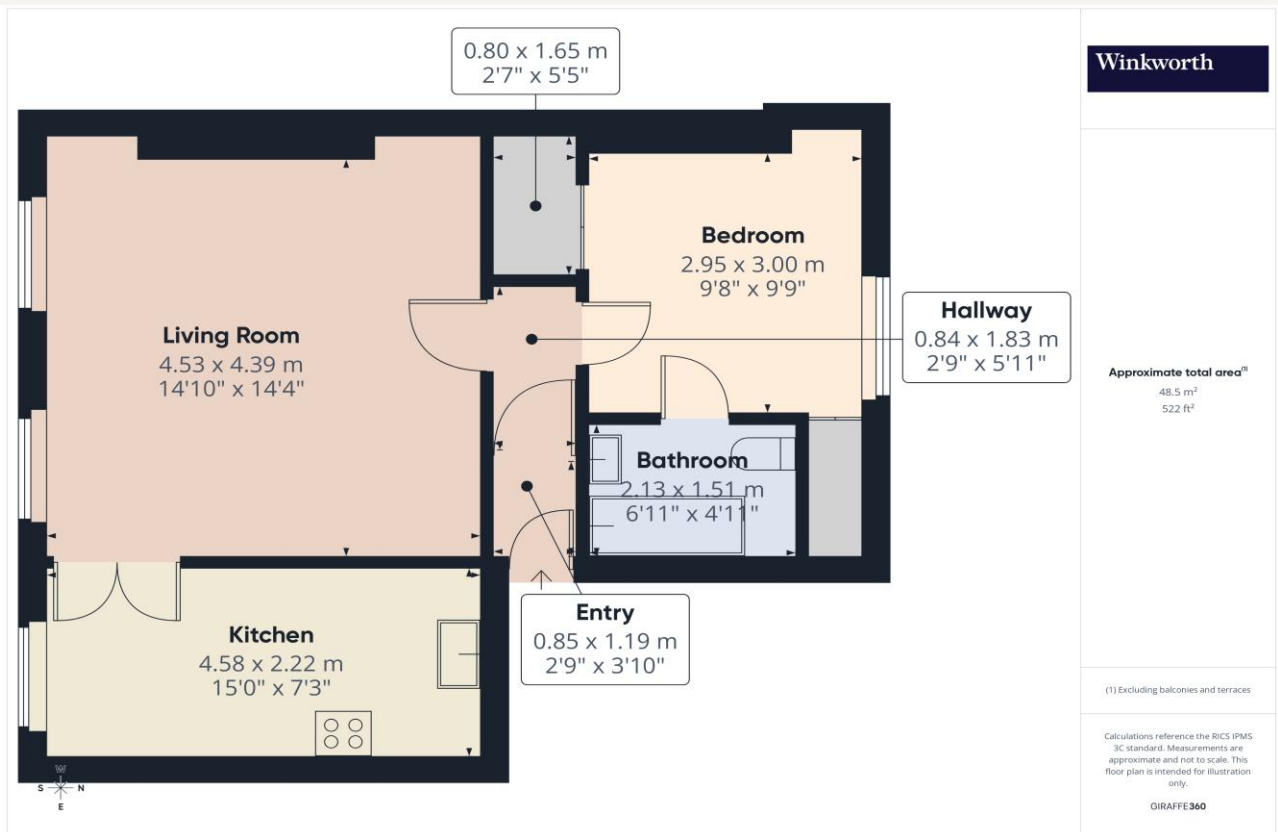
Term: 980 year and 3 months

Service Charge: £2764.06 per annum

Ground Rent: £ 0 Annually (subject to increase)

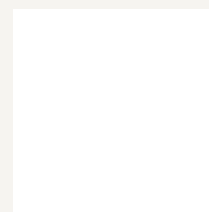
Council Tax Band: C

EPC rating: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/REA260471>

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.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

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.