


# Skylark House, Drake Way, Reading, Berkshire, RG2 0PA

## Guide Price £270,000 *Leasehold*

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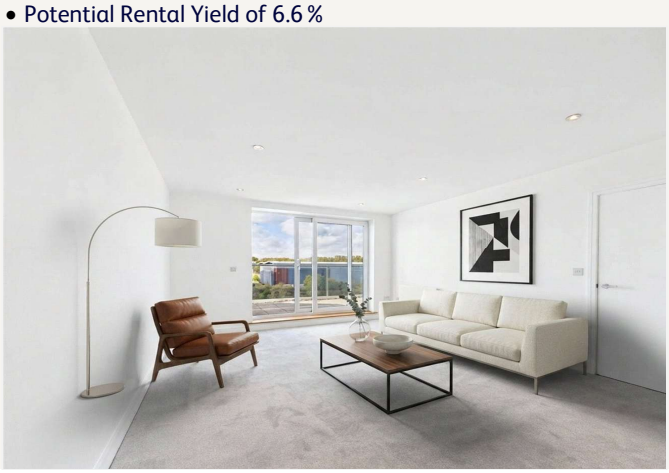
**A Contemporary two bedroom fourth floor apartment With a Large Private Balcony/Terrace Being Sold With No Onward Chain**

This well presented two bedroom fourth floor apartment has been redecorated and re-carpeted throughout and is being sold with no chain complications. The offers a spacious open-plan living area that provides clearly defined sitting and dining spaces, ideal for both relaxing and entertaining. There are two generous double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room. A well-appointed three-piece family bathroom serves the remaining accommodation.

Externally, the property boasts a large private balcony/terrace, providing an excellent outdoor entertaining area. Ideally positioned for excellent connectivity, the property offers convenient access to Junction 11 of the M4, Green Park, and Reading town centre. Further benefits include lift access and an allocated parking space in a secure gated under croft car park, adding both convenience and security.

### KEY FEATURES

- Re-decorated and Re-Carpeted Throughout
- Fourth Floor With Lift Access
- Two Double Bedrooms
- Spacious Open-Plan Living Space
- Large Private Balcony/Terrace With Far Reacing Views
- Secure Gated Allocated Parking
- No Onward Chain
- Ideal First Time Buy or Investment Opportunity
- Potential Rental Yield of 6.6 %



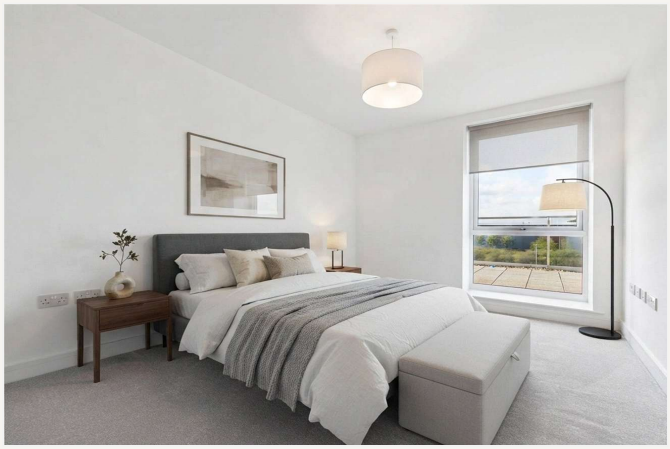
**Reading**

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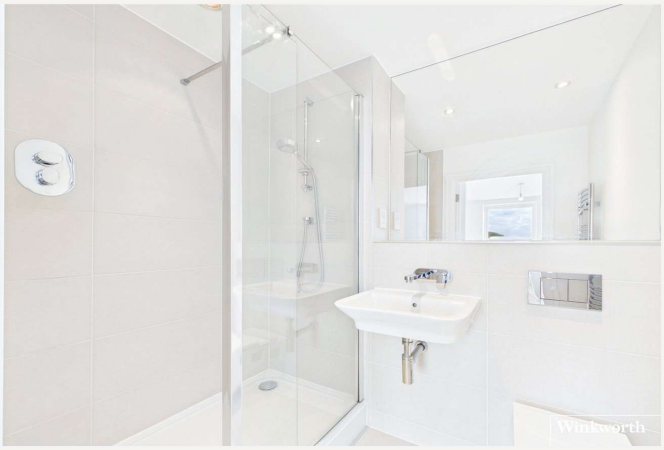
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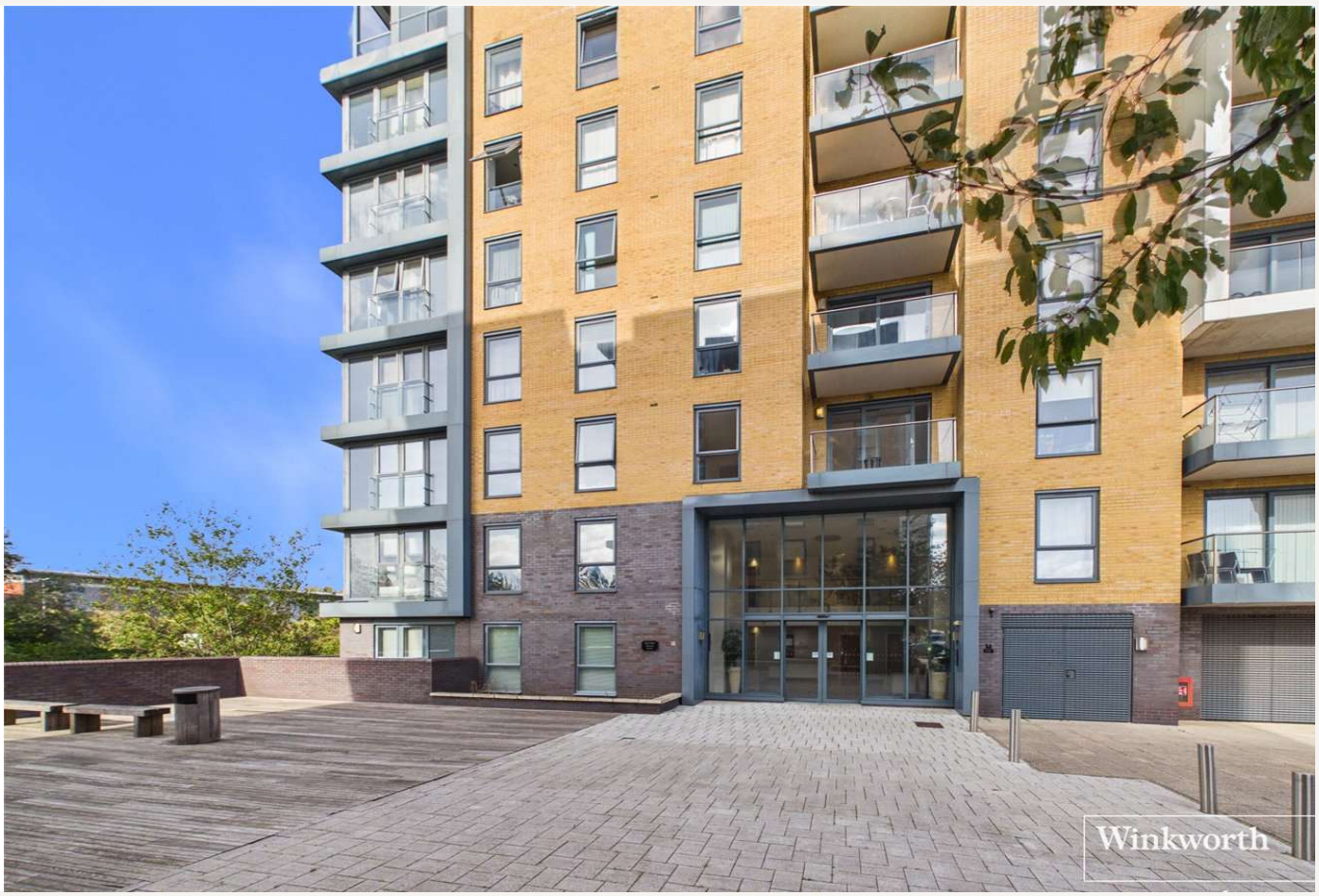

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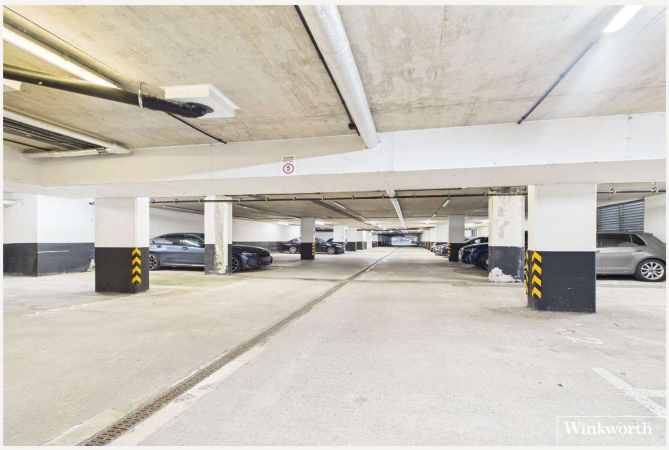

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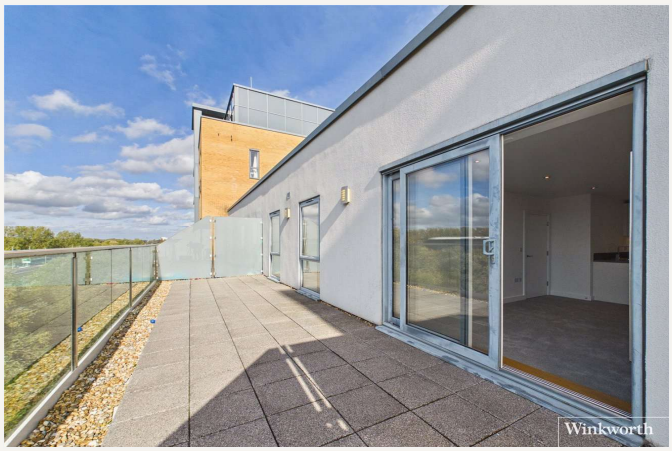

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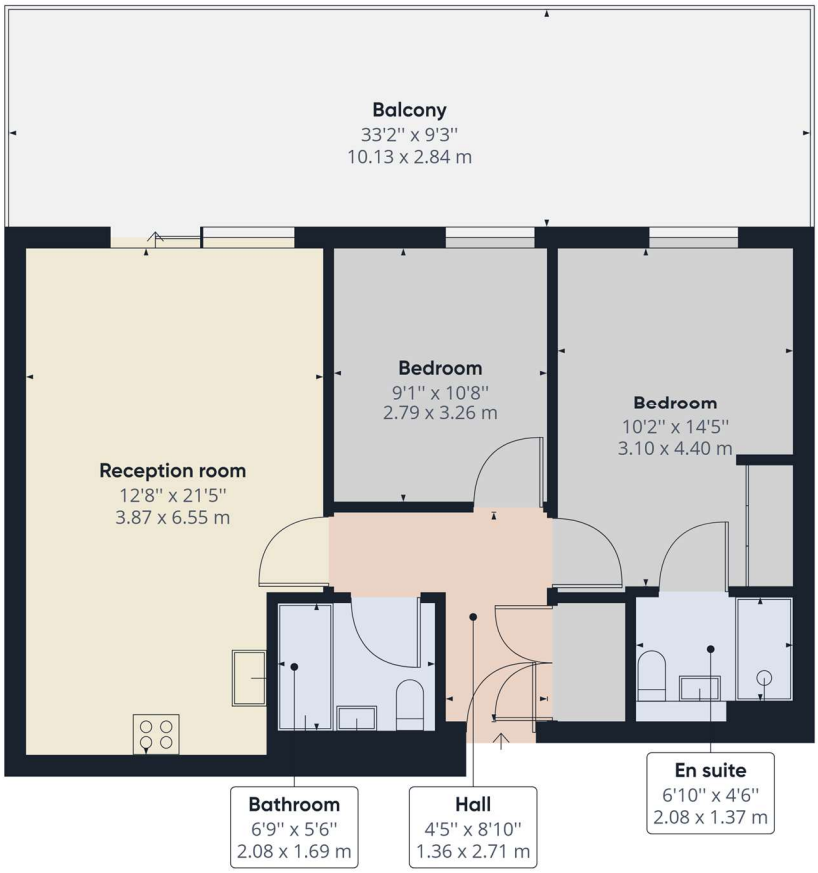





## MATERIAL INFO

**Tenure:** Leasehold
**Term:** 978 year and 2 months
**Service Charge:** £2874.58 per annum
**Ground Rent:** £ 450 Annually (subject to increase)
**Council Tax Band:** C
**EPC rating:** C




**Approximate total area**(1)

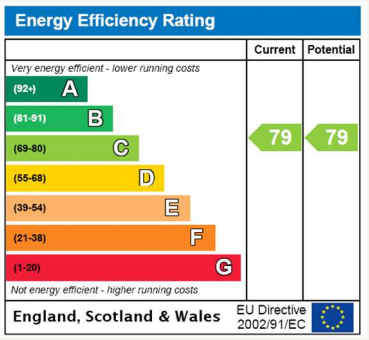
662.35 ft²

61.53 m²

(1) 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.

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https://www.winkworth.co.uk/sale/property/REA260120

**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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