Wessex Gate, Shinfield Road, Reading, RG2 7BJ

£220,000 *Leasehold*

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Contemporary Two Bedroom Apartment Convenient For University, Hospital & Town Centre

Offered to the market with no onward chain is this contemporary two-bedroom second-floor apartment, situated within the attractive Wessex Gate development on Shinfield Road.

The accommodation comprises a spacious open-plan living/dining area with a modern fitted kitchen, two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a further bathroom.

The property is located on the second floor with no lift access and further benefits from an allocated parking space and attractive landscaped communal grounds.

Wessex Gate is conveniently positioned for the Royal Berkshire Hospital, University of Reading and Reading town centre, making the property particularly well suited to first-time buyers, professionals or investment purchasers.

Early viewing is recommended.

KEY FEATURES

- Two Bedroom Apartment
- Second Floor – No Lift
- Master Bedroom With En-Suite Shower Room
- Spacious Modern Open Plan Living/Dining/Kitchen Area
- Well Positioned For University, Hospital & Town Centre
- Modern Bathroom
- Allocated Parking Space
- No Onward Chain

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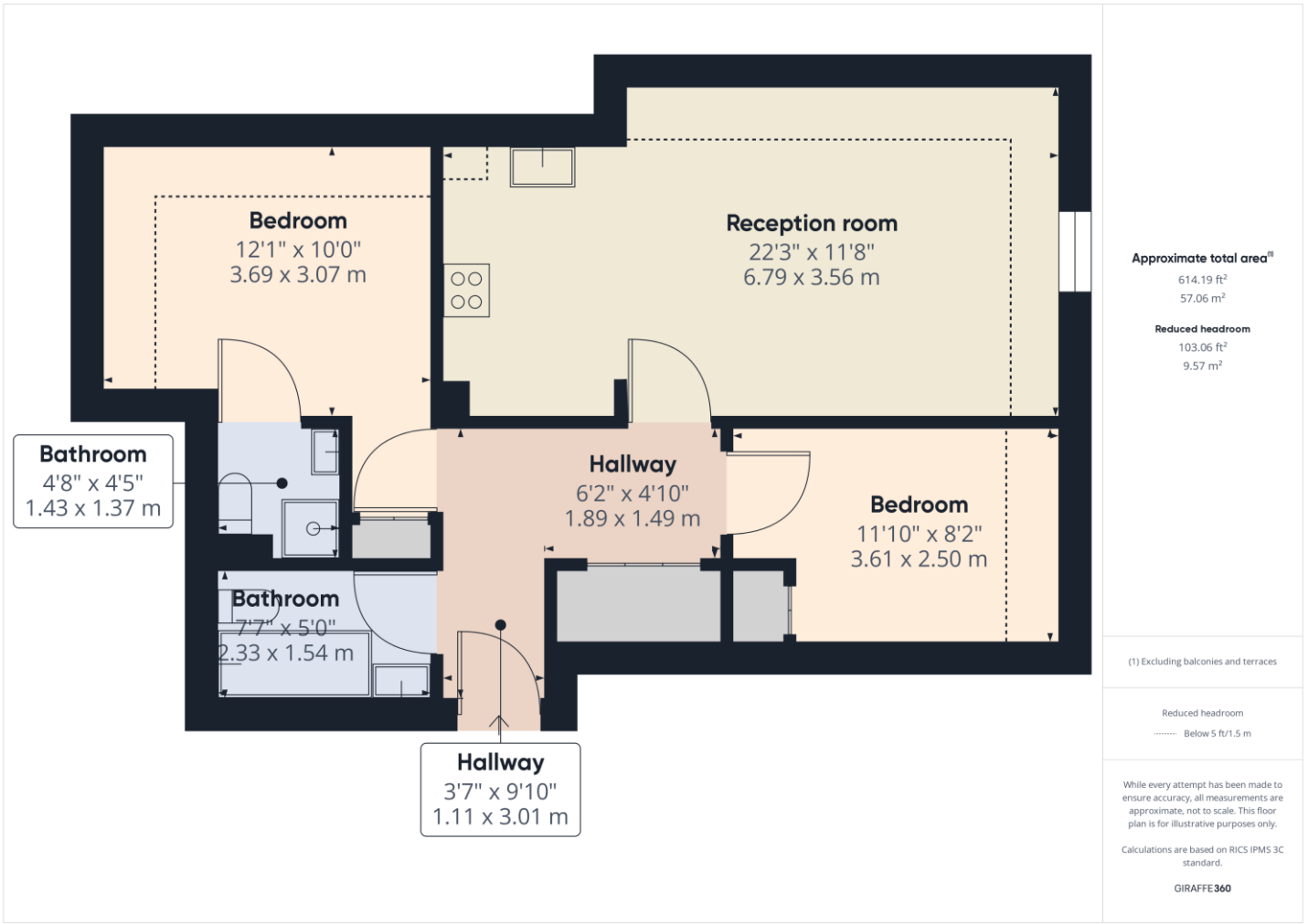
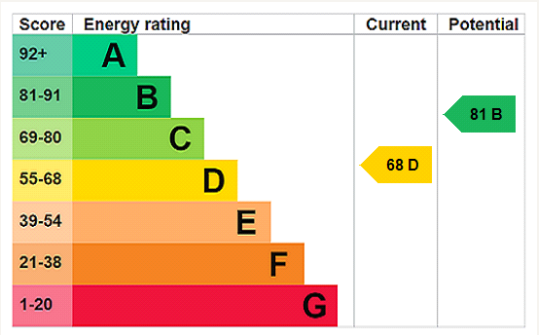
MATERIAL INFO

Tenure: Leasehold
Term: 106 years
Service Charge: £2500 per annum
Ground Rent: £ 250 Annually (subject to increase)
Council Tax Band: B
EPC rating: D





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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