



Simmonds Malthouse, Fobney Street, Reading, Berkshire, RG1 6BS

£325,000 *Leasehold*

An Exceptional Loft Style Apartment in this Grade II Listed Former Malthouse Which Once Formed Part of the Famous Simonds Brewery

A characterful one/two bedroom town centre apartment set in the former Simonds Malthouse building. Steeped in history the building is a Grade II listed former Malthouse built in the 1890s as part of the extensive H&G Simonds brewery operations which formed one of the three B's (Biscuits, Bulbs and Beer) which have made Reading famous and converted in the early 2000s. Set on the first and second floors of the building this unique apartment boasts an L-shaped living/dining room with a modern Wren kitchen with a range of integrated appliances, there is a double bedroom with built in wardrobe and a contemporary bathroom complete with a bath and separate shower enclosure. A steel spiral staircase leads up to fabulous mezzanine area overlooking the living area which is currently utilised as the principle bedroom. On this floor there is also large walk in wardrobe/storage area/study space.

Retaining a wealth of original features and immaculately presented throughout this stylish apartment oozes character and would suit young professionals, someone downsizing or make a great second home. Further benefits include an allocated off road parking space and lift access. This delightful apartment is being sold with no chain complications.

KEY FEATURES

- Former Simonds Brewery Malthouse with Historic Significance
- 1-2 Bedroom Duplex Loft Style Apartment
- Flexible Living Arranged Over Two Floors
- Wren Fitted Kitchen installed in 2023
- Contemporary Bathroom With Bath and Shower Fitted in 2022
- Bedroom 2 Set in a Unique Mezzanine Area
- Storage Area/Study/Walk in Wardrobe
- Allocated Off Road Parking

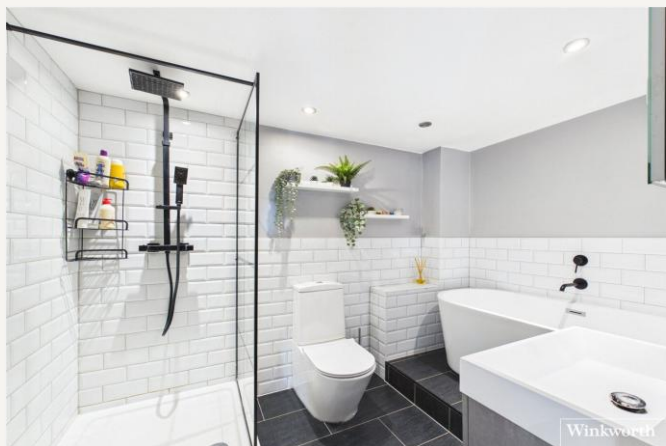
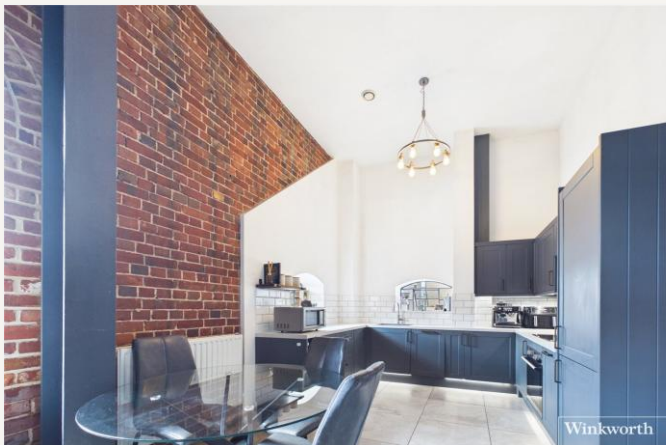
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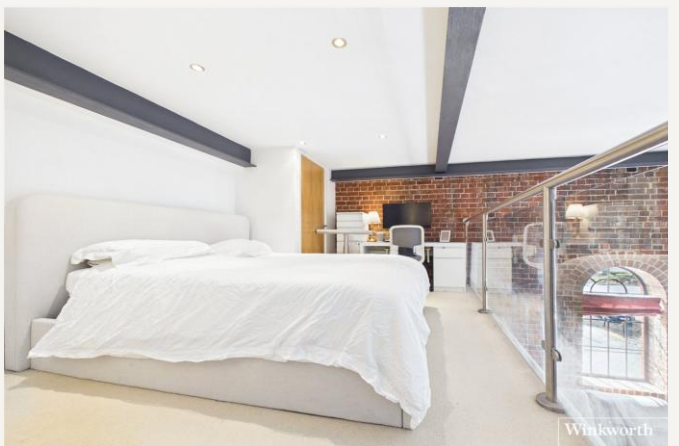
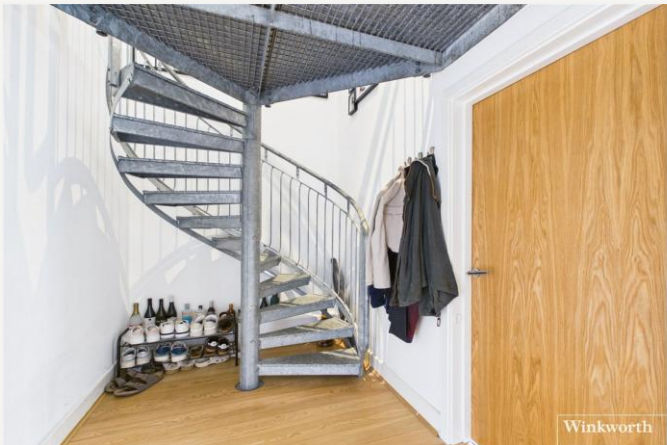
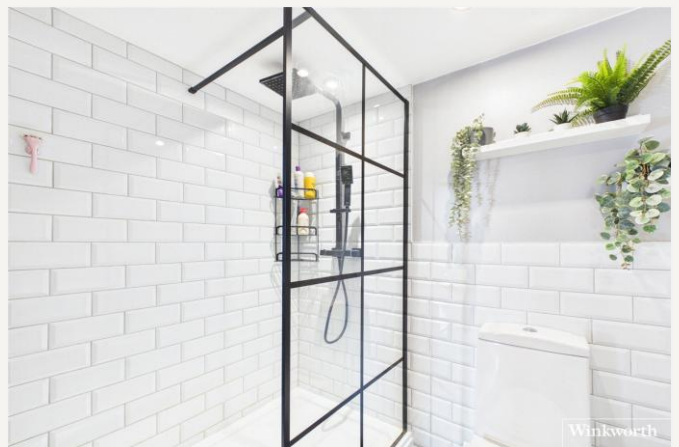
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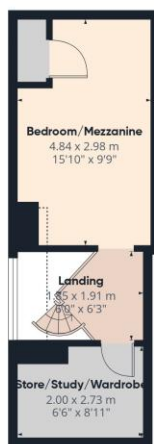


MATERIAL INFO

Tenure: Leasehold
Term: 99 year and 6 months
Service Charge: £2400 per annum
Ground Rent: £ 500 Annually (subject to increase)
Council Tax Band: D
EPC rating: C



Ground Floor



Floor 1

GLA[®]69.6 m²749.17 ft²

Total

69.58 m²748.95 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Reduced headroom

Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft
are excludedCalculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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