


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

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## Guide Price £500,000 *Leasehold*

**High Specification Loft Style Penthouse Apartment in this Grade II Listed Former Malthouse Which Once Formed Part of the Famous Simonds Brewery**

Arguably the best apartment currently on the market for sale in Reading. Simmonds Malthouse is steeped in history and 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. Located in the heart of the town centre this split-level loft style penthouse apartment offers extensive and flexible accommodation over two floors. Retaining a wealth of original features and immaculately presented throughout this stylish apartment oozes character. Living accommodation comprises two large double bedrooms, an airy and generous open plan living space with a high speciation fitted kitchen complete with a range of high end integrated appliances and an island, a unique mezzanine living space and two bathrooms including an ensuite to the master bedroom.

Features include vaulted ceilings, exposed brickwork, solid oak flooring and wooden rafters. Further benefits include secure gated off road parking for two cars. This delightful apartment is being sold with no chain complication and would suit young professionals aspiring to live in one of the town's most stylish developments, someone downsizing or looking for a second home in this convenient location.

## KEY FEATURES

- Former Simonds Brewery Malthouse with Historic Significance
- Town Centre Split Level Penthouse Loft Style Apartment
- Over 1400Sq. Ft of Living Accommodation
- Spacious Open Plan Living Space
- High Specification Kitchen with Dekton Work Surfaces and Siemens Appliances
- Vaulted Ceilings, Solid Wood Floors & Exposed Brickwork
- 2 Secure Gated Off Road Parking Spaces
- Two Double Bedrooms
- Two Bathrooms
- Superb Mezzanine Living Area

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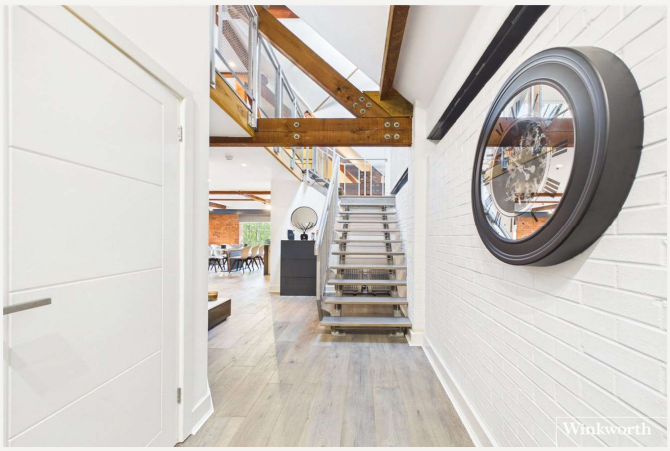
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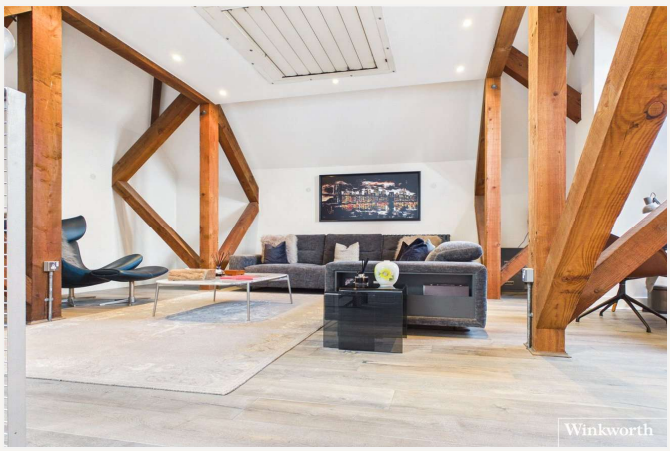
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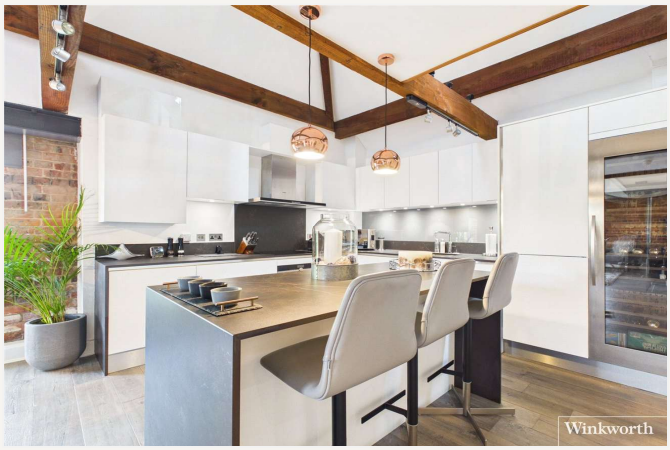

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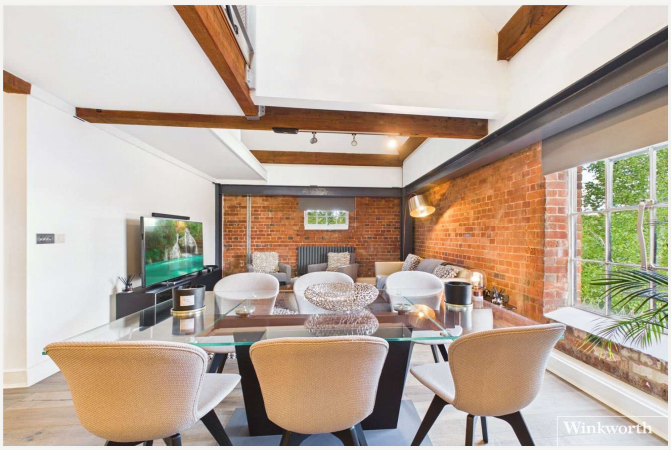

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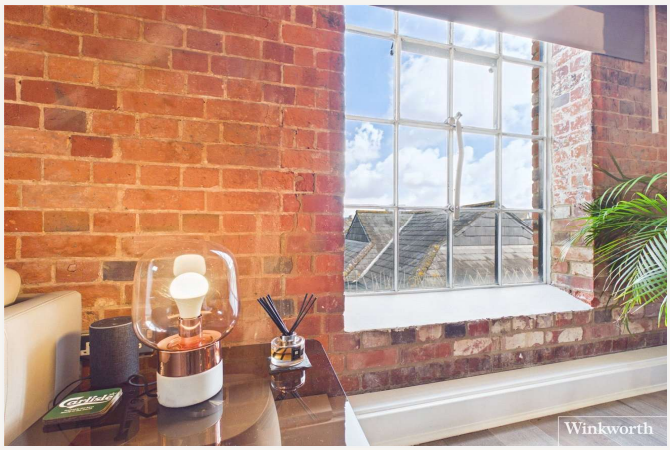

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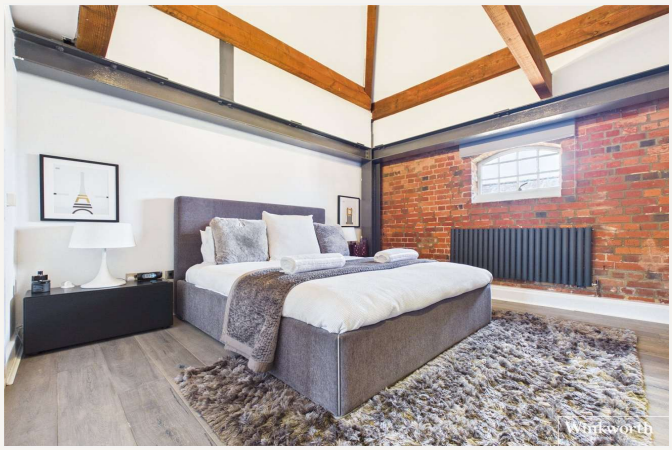

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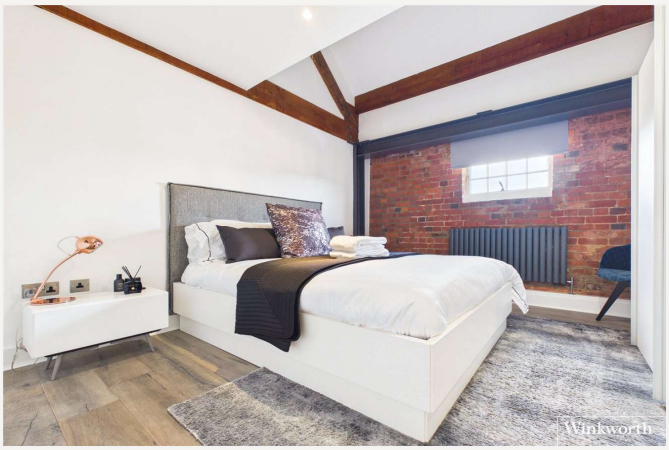


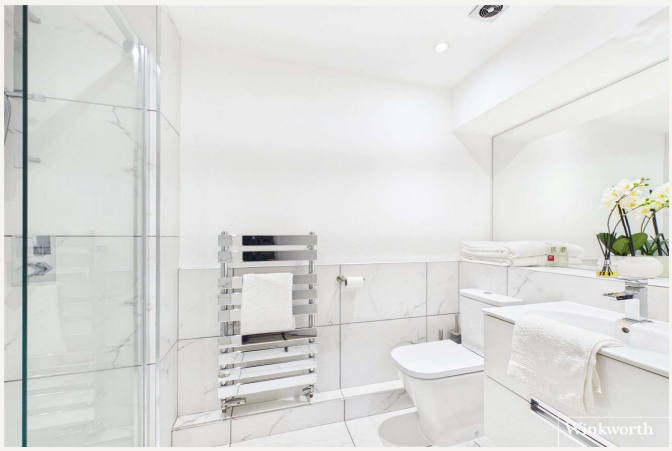






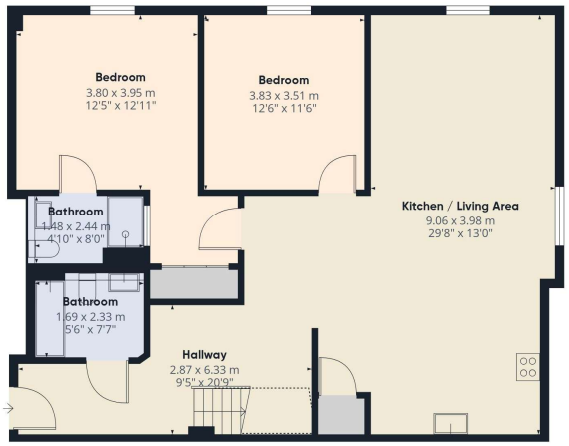




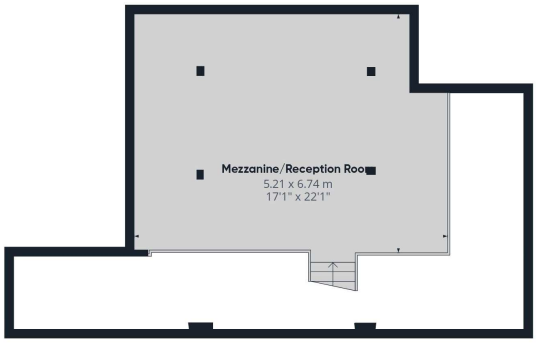


## MATERIAL INFO

**Tenure:** Leasehold
**Term:** 100 year and 2 months
**Service Charge:** £4547.42 per annum
**Ground Rent:** £ 500 Annually (subject to increase)
**Council Tax Band:** F
**EPC rating:** C




Ground Floor







Floor 1

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**Approximate total area**(1)

133.2 m²

1434 ft²

**Reduced headroom**

1.8 m²

20 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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