


# Battle Square, Reading, RG30 1AL

## Offers In Excess Of £375,000 *Leasehold*

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### KEY FEATURES

- No Onward Chain
- Balcony overlooking park
- Impressive Town House
- Three Bedrooms with an En-suite & family bathroom
- Ground floor shower room
- Open Plan Kitchen/Living Space
- Garage & Parking
- Close to town & Reading west train station

Impressive three bedroom town house with no onward chain!

Offered to the market with no onward chain, this well-presented three-bedroom townhouse is arranged over three floors and enjoys a pleasant outlook across Battle Square Park. Built in 2012 by David Wilson Homes, the property is ideally situated within a 20-minute walk of Reading town centre and just five minutes from Reading West train station.

The ground floor provides a welcoming entrance hall, a modern shower room, an integral garage, utility room, and a versatile third bedroom—perfect for guests, a home office, or multi-generational living.

On the first floor, a contemporary fitted kitchen opens into a spacious living and dining area, creating a bright and sociable environment. Double doors lead onto a private balcony overlooking the park, offering an ideal space for relaxing or entertaining.

The top floor comprises a generous principal bedroom with en suite, a further well-proportioned bedroom, and a stylish family bathroom.

Externally, the property benefits from an integral garage, allocated parking, and a low-maintenance rear garden. This home is perfectly suited to professionals, families, or investors seeking a well-located and flexible living space.



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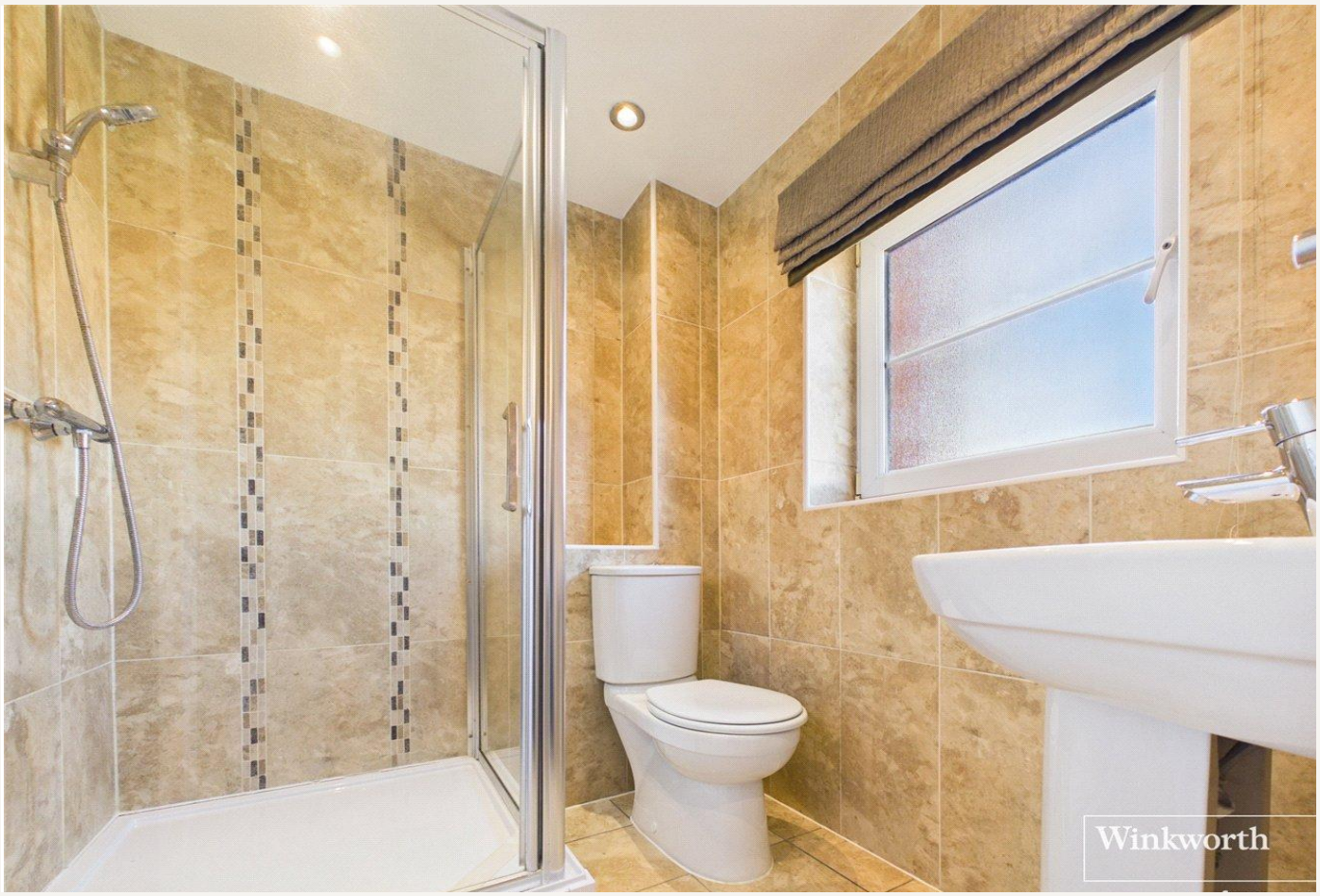



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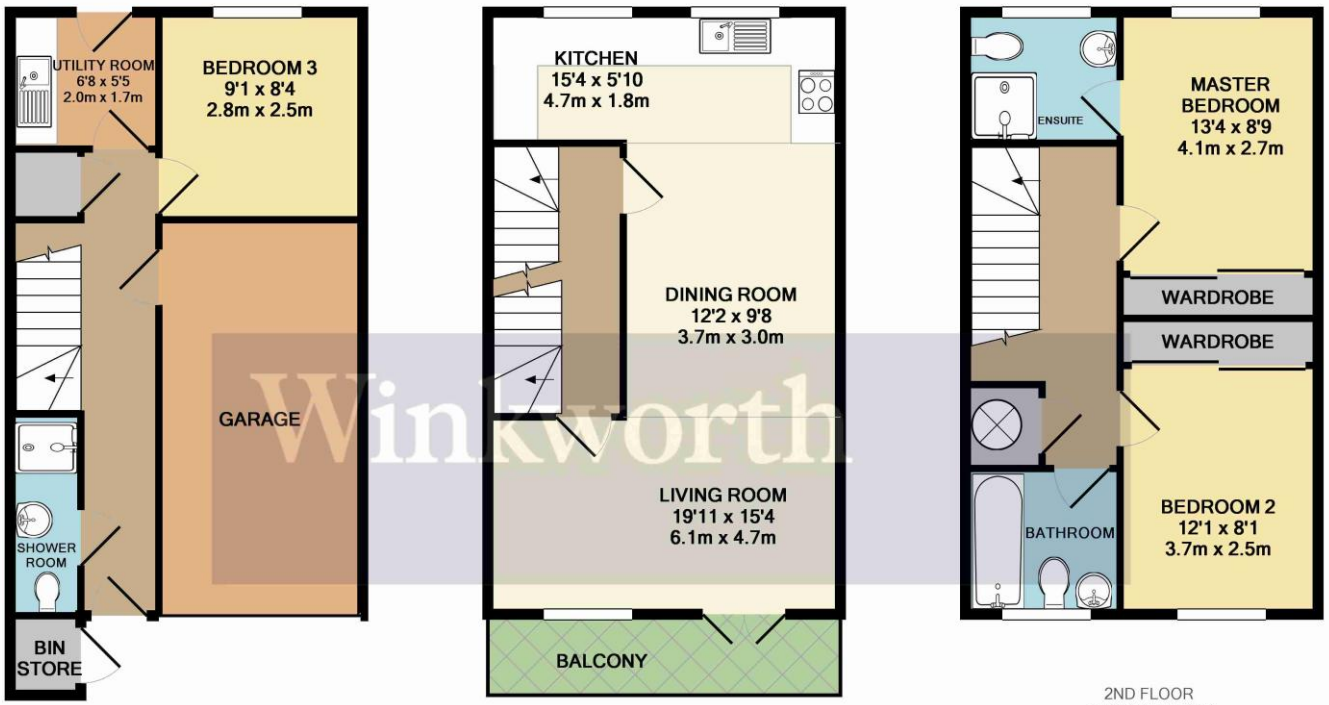


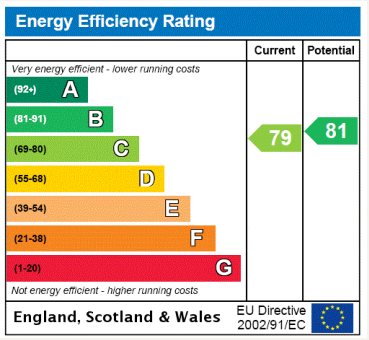





## MATERIAL INFO

**Tenure:** Leasehold
**Term:** 984 year and 5 months
**Service Charge:** £1481 per annum
**Council Tax Band:** D
**EPC rating:** C




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