



Friary Court, Tudor Road, Reading, RG1 1HN

Guide Price £170,000 *Leasehold*



KEY FEATURES

- No Onward Chain
- Close To Reading Train Station (0.1M)
- First Floor Apartment
- One Double Bedroom
- Modern Open Plan Living Room/Kitchen
- Stylish Bathroom
- Long Lease 111 Years
- No Parking

Modern One Bedroom First Floor Apartment Close To Reading Train Station (0.1m)

Situated in the heart of Reading Town Centre, just 0.1 miles from Reading Station, this stylish first-floor one-bedroom apartment offers an ideal opportunity for first-time buyers, investors, or those looking for a convenient town-centre lifestyle.

Offered to the market with no onward chain, the property features a bright and contemporary open-plan living/kitchen/dining room, a generous double bedroom, and a modern bathroom. The apartment also benefits from a 111-year lease, providing excellent long-term security.

While the property does not include allocated parking, a number of public pay-and-display and season-ticket car parks are available nearby, offering convenient parking options for residents and visitors. The superb central location also places a wide range of shops, restaurants, cafés, and leisure facilities on your doorstep, with excellent transport links making it perfect for commuters.

Further benefits include lift access, making the apartment easily accessible for residents and visitors alike.

Combining modern living with an unbeatable central location, this is a fantastic opportunity not to be missed. Contact us today to arrange your viewing.



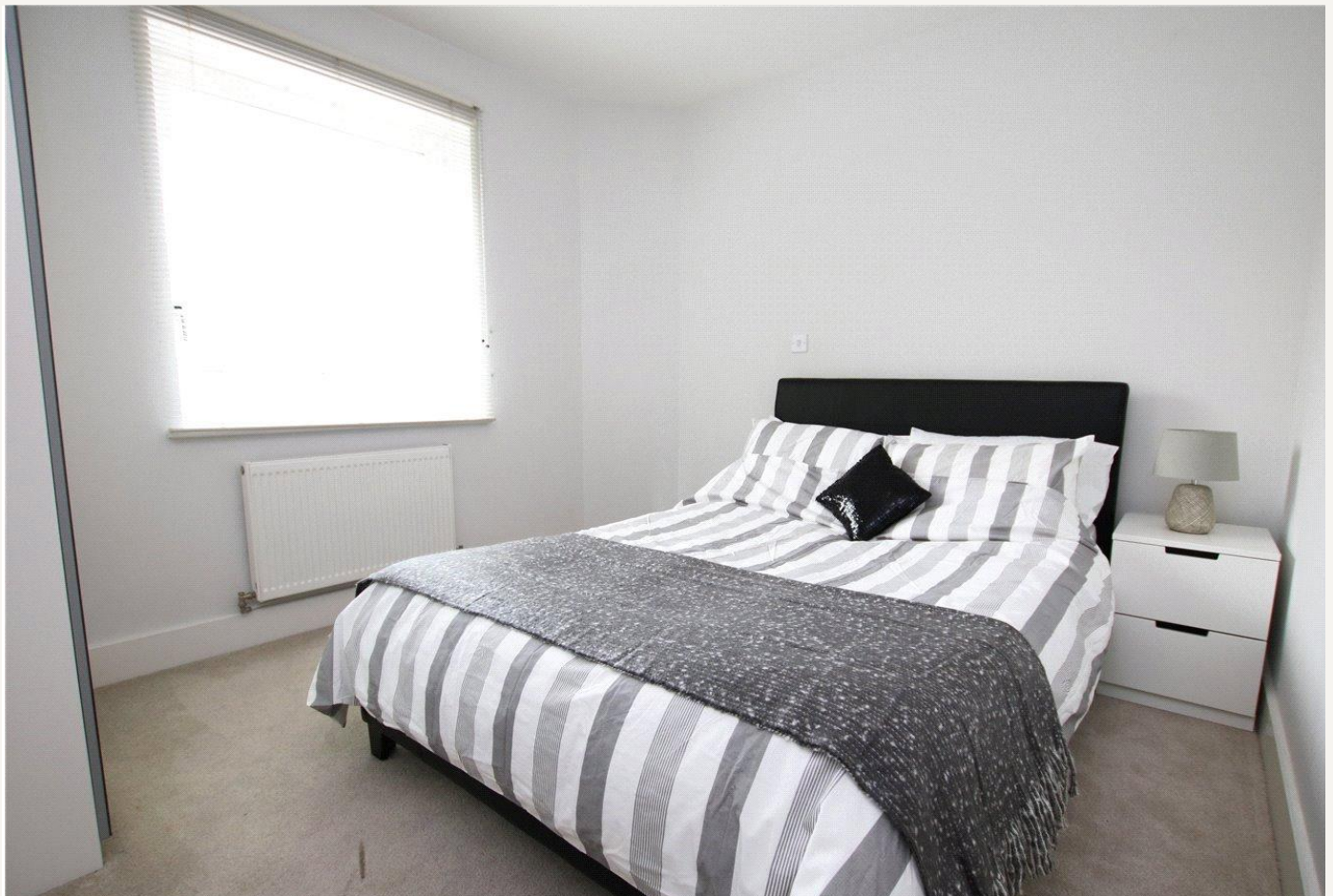
Reading

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MATERIAL INFO

Tenure: Leasehold

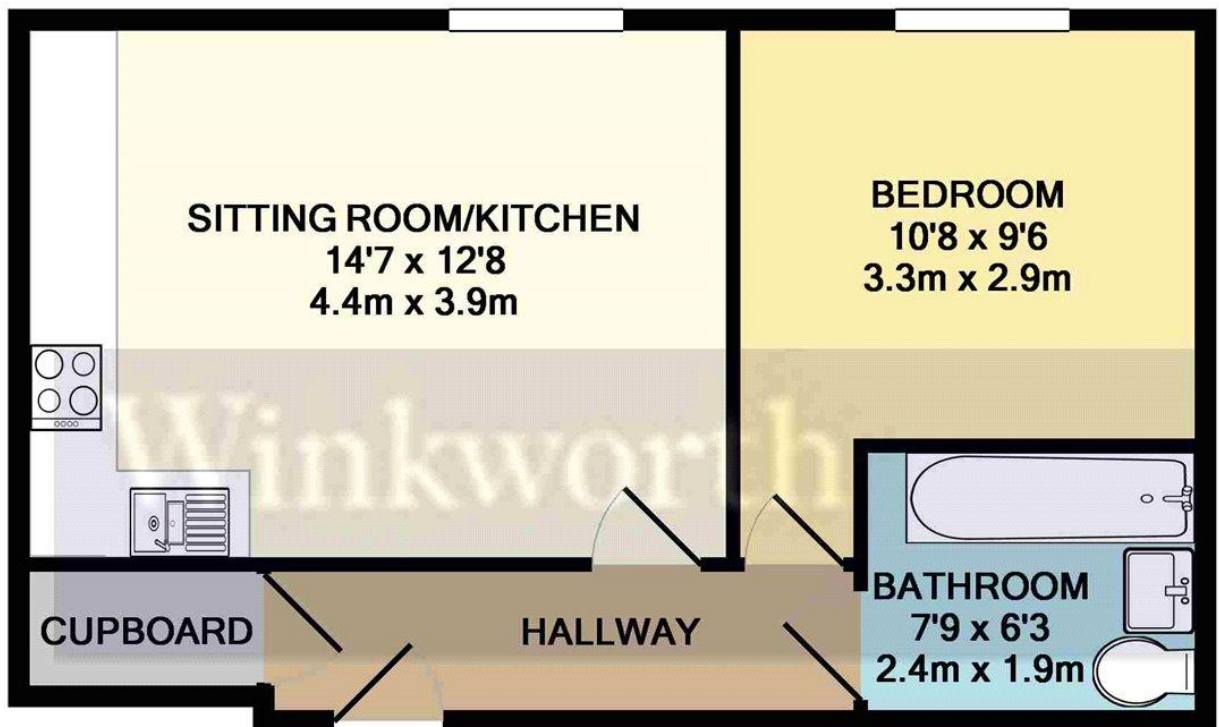
Term: 111 year and 5 months

Service Charge: £1419.65 per annum

Ground Rent: £ 364.72 Annually (subject to increase)

Council Tax Band: C

EPC rating: B



TOTAL APPROX. FLOOR AREA 424 SQ.FT. (39.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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