



## Branagh Court, West Reading, RG30 2QX.

£225,000 *Leasehold*

2 1 2

### Spacious two bedroom apartment with two bathrooms & two balconies

This spacious two-double-bedroom apartment offers well-proportioned accommodation including an en-suite shower room to the principal bedroom and a family bathroom serving the second bedroom.

The property benefits from two large, separate balconies, providing excellent outdoor space to the front and rear aspects. An allocated gated parking space is conveniently positioned beneath the front balcony.

The apartment is approached via a secure gated entry-phone system, with both steps and a ramp providing access to the communal entrance hall.

Internally, the property also comprises an entrance/inner hallway leading to a spacious open-plan living room/kitchen, together with two well-sized double bedrooms.

### KEY FEATURES

- Two double bedrooms
- Two large & separate balconies
- En-suite to principle bedroom
- Bathroom suite
- Open plan Kitchen/Living room
- Gated parking space
- No onward chain.



### Reading

0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 103 year and 5 months

**Service Charge:** £2320.82 per annum

**Ground Rent:** £ 200 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** D



Approximate total area<sup>(1)</sup>

66.7 m<sup>2</sup>  
718 ft<sup>2</sup>

Balconies and terraces

72.6 m<sup>2</sup>  
782 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C 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             |         | 77 C      |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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