



Silver Street, Reading, Berkshire, RG1 2SU

OFFERS IN EXCESS OF £280,000 *Leasehold*

Two Bedroom Town Centre Apartment With Gated Allocated Parking

Ideal first time buy or Investment opportunity. Potential rental yield of 6.6%. Presented to the market with no onward chain, this well-presented two-bedroom apartment features a private balcony with far-reaching views, perfect for relaxing and unwinding.

Ideally located within close proximity to the town centre and mainline train station, the property also benefits from secure gated parking with an allocated space within the development.

The accommodation comprises two generous double bedrooms, with the principal bedroom benefiting from an ensuite shower room, in addition to a separate family bathroom.

The property further offers a bright and modern open-plan living and dining area, creating a welcoming and versatile space for both everyday living and entertaining, complemented by a separate fitted kitchen with integrated kitchen appliances .

This apartment would make an ideal purchase for young professionals, first-time buyers, or small families seeking a modern home in a convenient and well-connected location.

Early viewing is highly recommended to fully appreciate the comfort, space, and lifestyle this property has to offer.

KEY FEATURES

- Ideal First Time Buy or Investment Opportunity
- Potential Rental Yield of 6.6%
- No Onward Chain
- Two Bedroom Penthouse Apartment
- Two Double Bedrooms With Ensuite To Master
- Family Bathroom
- Balcony With Far Reaching Views
- Close To Town Centre & Train station
- Gated Allocated Parking



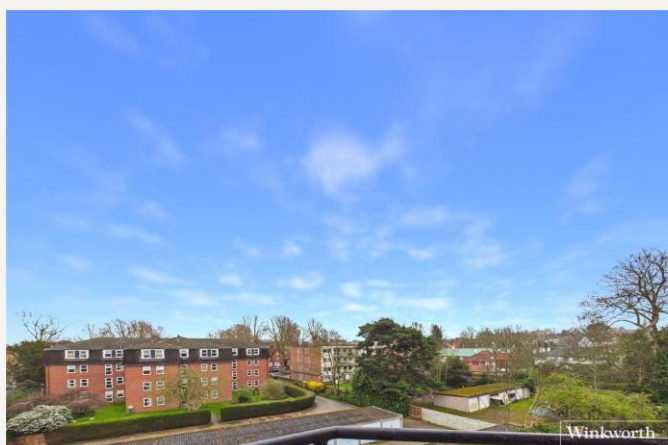
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MATERIAL INFO

Tenure: Leasehold

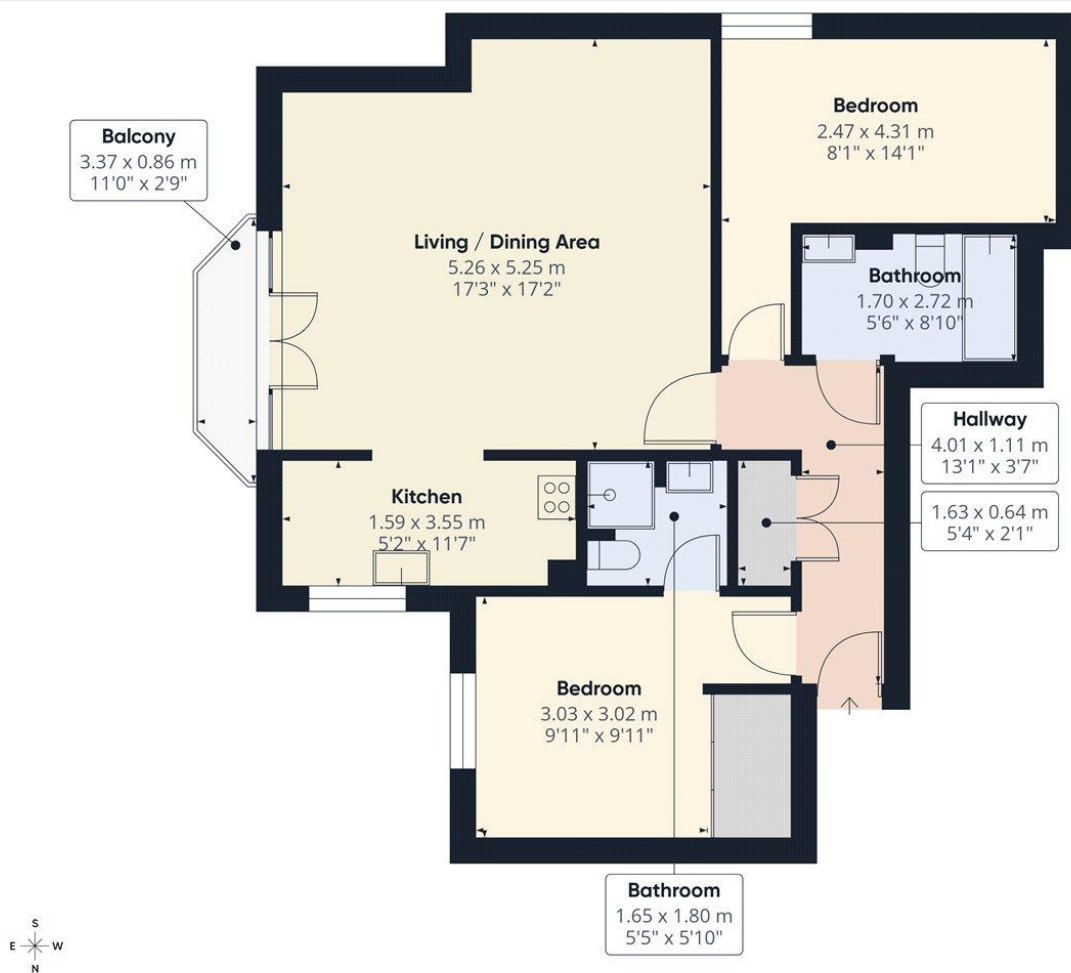
Term: 100 year and 9 months

Service Charge: £2500 per annum

Ground Rent: £ 150 Annually (subject to increase)

Council Tax Band: D

EPC rating: C

Approximate total area⁽¹⁾70.4 m²
757 ft²

Balconies and terraces

2.4 m²
26 ft²

(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	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below

<https://www.winkworth.co.uk/sale/property/REA260186>

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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