



Gweal Avenue, Reading , RG2 0FW

Offers In Excess of £275,000 *Leasehold*

Executive Three Bedroom Second Floor Apartment – No Onward Chain

Ideal first time buy or Investment opportunity. Potential rental yield of 6.2%. This stylish and well-presented three-bedroom executive apartment is situated on the second floor and benefits from high ceilings and a contemporary open-plan living/dining space, ideal for modern living and entertaining.

The property features a sleek, fully fitted kitchen with integrated appliances, perfectly suited for culinary enthusiasts. The principal bedroom enjoys the added luxury of an en-suite shower room, while two further well-proportioned bedrooms are served by a modern family bathroom.

Additional benefits include an allocated parking space and an exceptionally long lease of approximately 970 years, offering excellent long-term security.

Offered to the market with no onward chain, this property is ideal for a swift and straightforward purchase.

Conveniently located in a sought-after development, the apartment provides easy access to local amenities, well-regarded schools, and excellent transport links, making it perfect for both commuters and families. Early viewing is highly recommended to appreciate the quality and lifestyle on offer.

KEY FEATURES

3  1  2 

- Ideal First Time Buy or Investment Opportunity
- No Onward Chain
- 2nd Floor Apartment
- Three Bedrooms
- Allocated Parking
- Long Lease 976 Years
- Bathroom & Ensuite to Main Bedroom
- Modern Open Plan Living/Dining Area
-

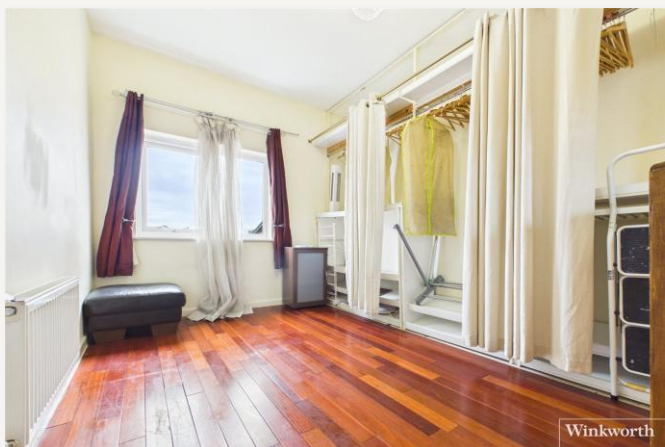


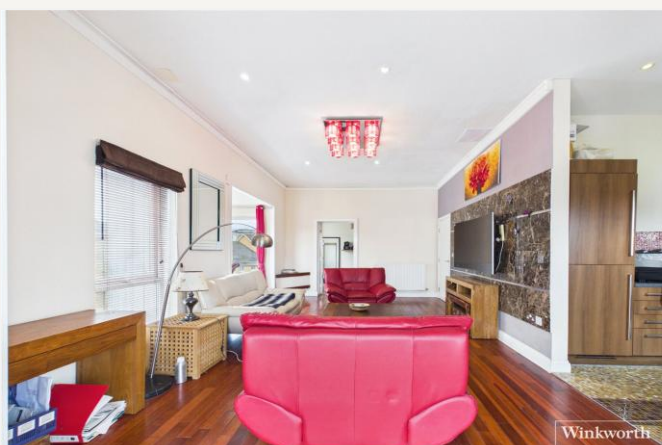
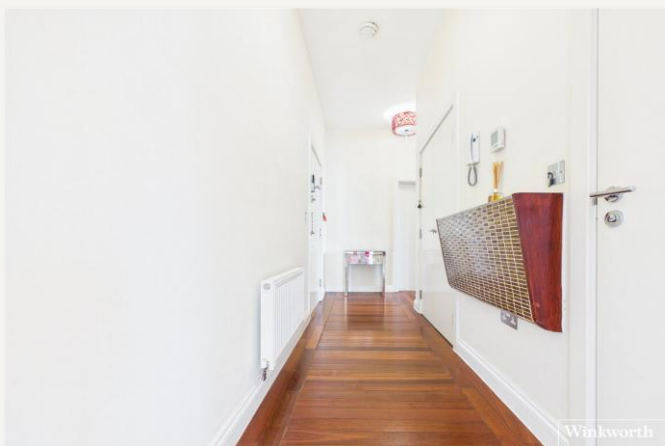
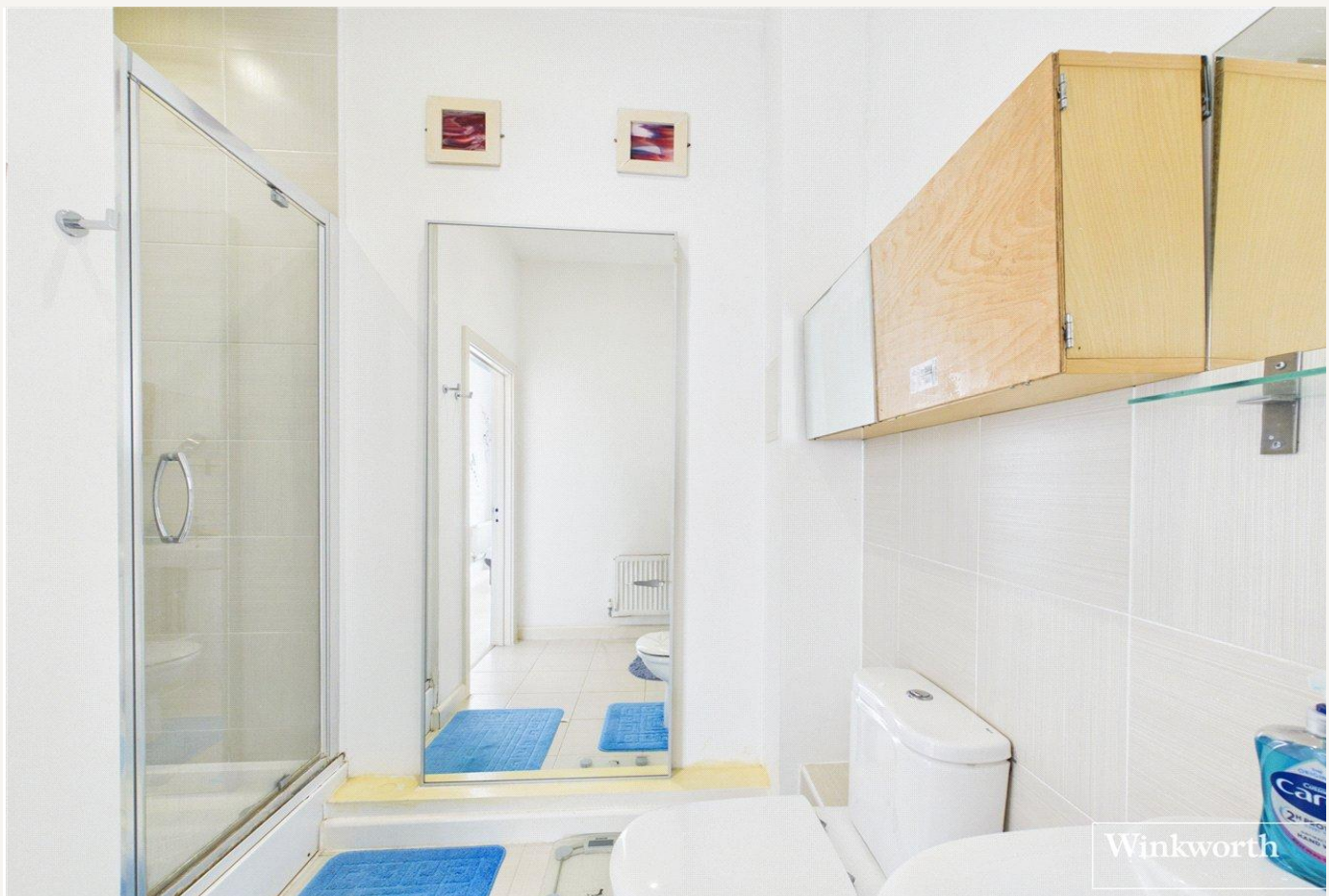
Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...





MATERIAL INFO

Tenure: Leasehold

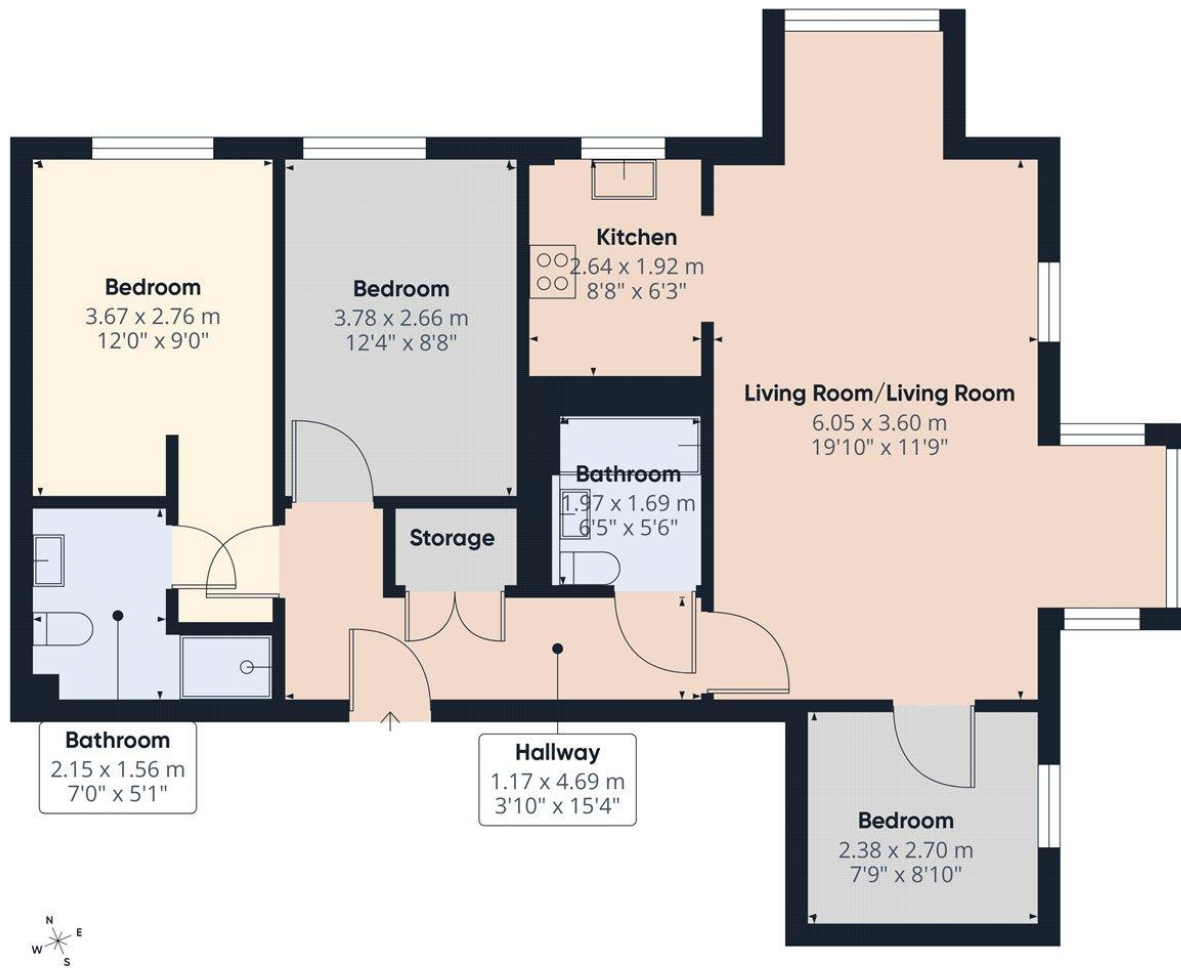
Term: 979 year and 4 months

Service Charge: £1200 per annum

Ground Rent: £ 420 Annually (subject to increase)

Council Tax Band: C

EPC rating: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...