


# Gweal Avenue, Reading, RG2 0FW

## Guide Price £250,000 *Leasehold*

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Executive Three Bedroom Second Floor Apartment – No Onward Chain

Ideal first time buy or Investment opportunity. 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.

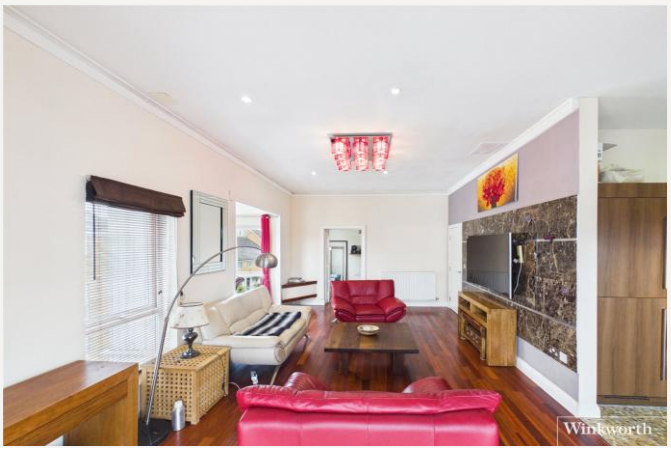
Additional benefits include an allocated parking space and an exceptionally long lease of approximately 970 years, offering excellent long-term security.

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

- 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




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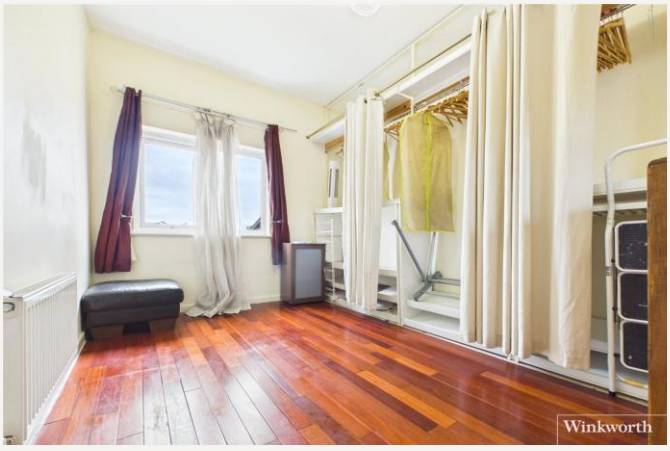
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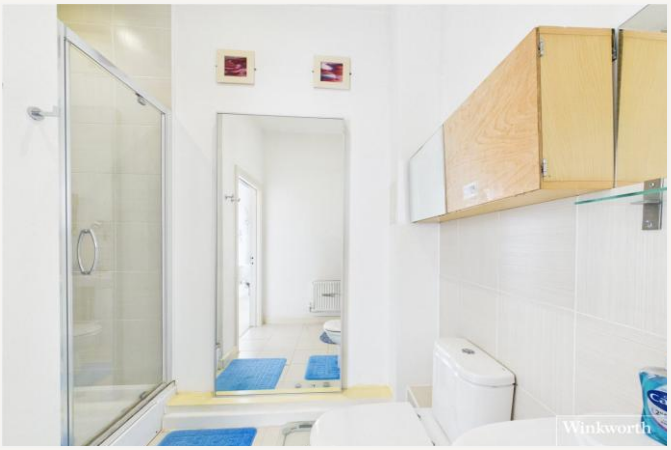

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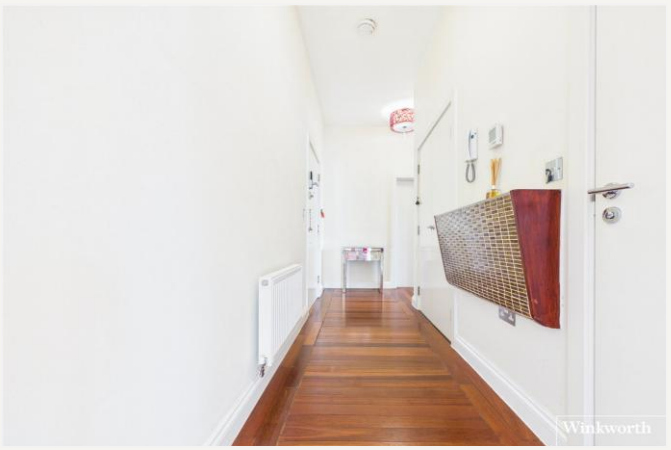

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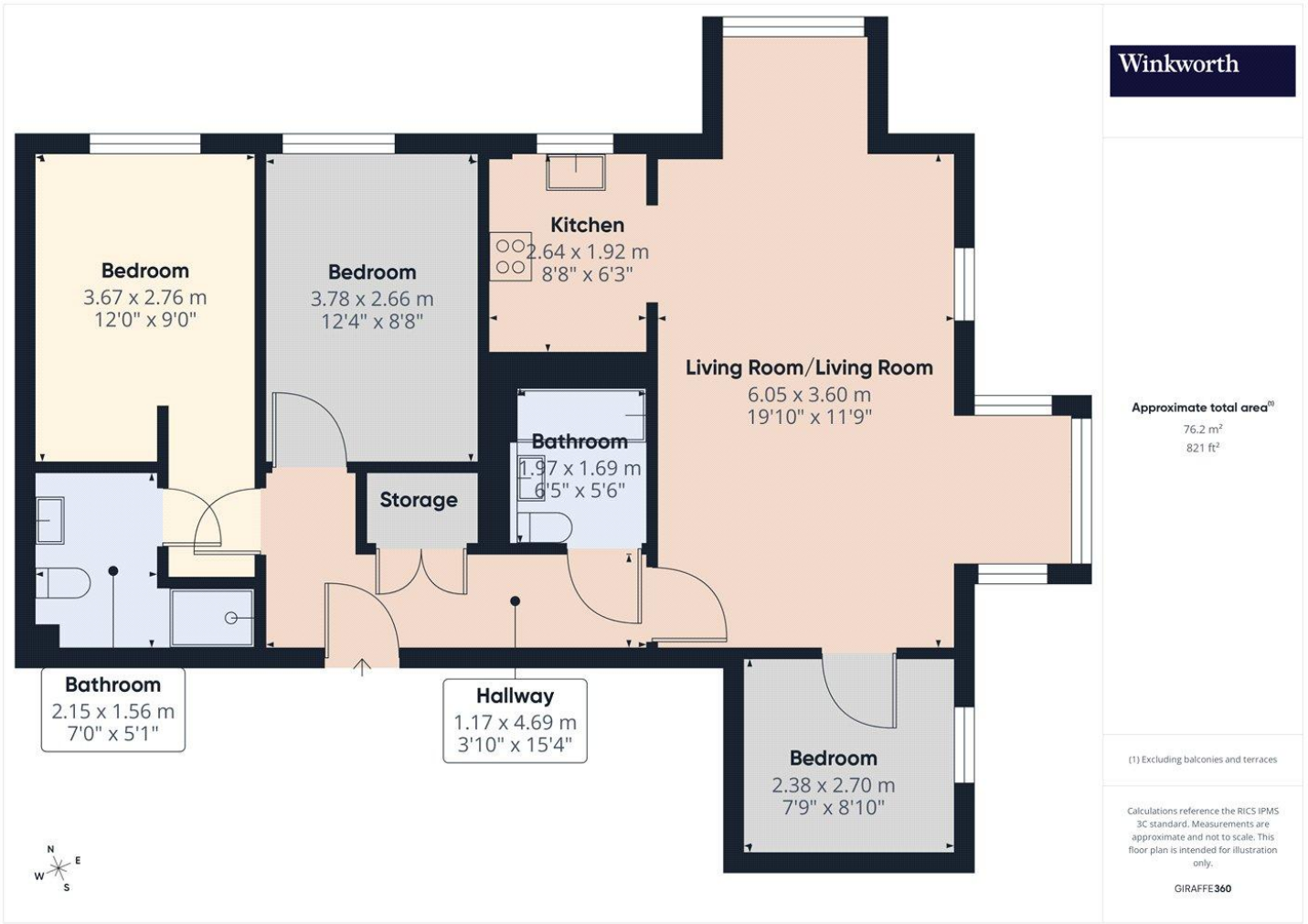



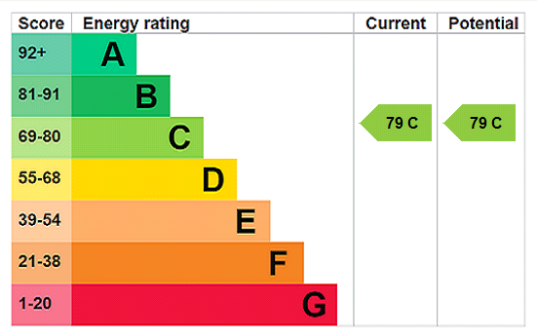




## MATERIAL INFO

**Tenure:** Leasehold
**Term:** 979 year and 2 months
**Service Charge:** £1200 per annum
**Ground Rent:** £ 420 Annually (subject to increase)
**Council Tax Band:** C
**EPC rating:** C




**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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