



Western Elms Avenue, Reading, Berkshire, RG30 2AL

£180,000 *Share of Freehold*



Delightful, top floor (2nd floor) one bedroom apartment in convenient location for town.

This beautifully presented second-floor apartment enjoys a highly convenient location, within easy reach of Reading West railway station, local shops and regular bus services into Reading town centre. For those who prefer to walk, the town centre is approximately a level 15-minute stroll away.

The property benefits from an allocated parking space and access to a communal courtyard area at the rear. Accommodation comprises a communal entrance hall, private hallway, an impressively spacious living room featuring a bay window, a well-maintained kitchen/breakfast room, a modern shower room and a generous double bedroom. Residents also have use of a shared storage shed located within the courtyard.

Offered to the market with no onward chain, this attractive apartment comes with a share of the freehold, zero ground rent, a service charge of £100 per month, and approximately 973 years remaining on the lease.

KEY FEATURES

- Delightful top floor apartment (2nd floor)
- Allocated parking
- Share of Freehold
- Communal courtyard
- £100pcm Service Charge
- £Zero Ground Rent
- No onward chain
- Access to loft space



Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

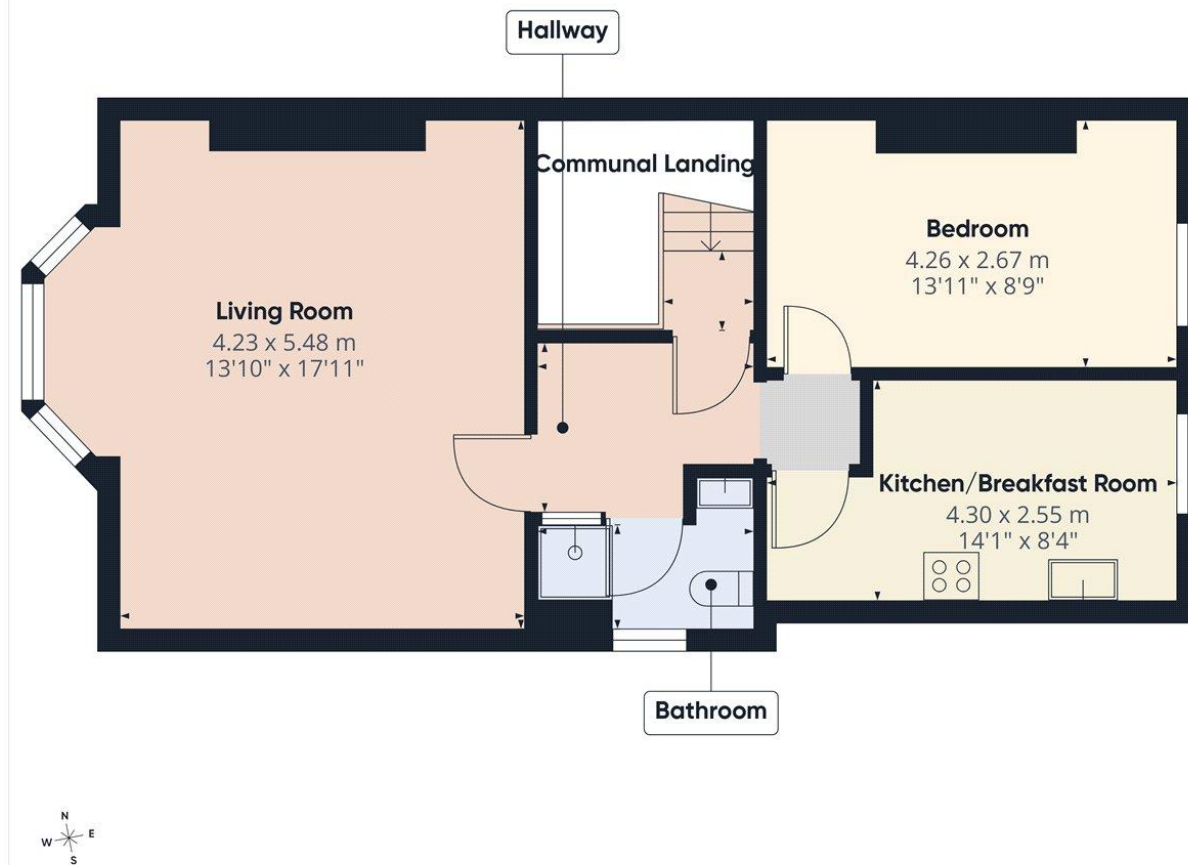
for every step...





MATERIAL INFO

Tenure: Share of Freehold
Term: 973 year and 5 months
Service Charge: £1200 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: C
EPC rating: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA260496>

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...