



Kings Road, Reading, Berkshire, RG1 4EQ

£260,000 *Leasehold*

Two bedroom first floor apartment set in a beautiful grade II listed building located in the town centre

Set within an elegant Grade II listed building on the eastern edge of the town centre, this charming two-bedroom first-floor apartment offers a perfect blend of character and modern convenience, all within easy reach of Reading train station.

The property features a bright and spacious open-plan living, dining and kitchen area, complete with integrated appliances—ideal for both relaxing and entertaining. The principal bedroom benefits from built-in wardrobes and a stylish four-piece ensuite bathroom, while the second bedroom provides a versatile space, perfect as a study, dressing room or guest accommodation. A separate contemporary shower room adds further convenience.

Additional highlights include allocated off-road parking, a highly sought-after feature in such a central location.

This unique home is being sold with no chain complications and is ideal for professionals, investors, or those seeking a well-connected yet characterful residence.

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KEY FEATURES

- Two Bedroom First Floor Apartment
- Beautiful Grade II Listed Conversion
- Convenient Town Centre Location
- Spacious Living Room with Bay Window and High Ceilings
- Hi-Spec. Fitted Kitchen
- Two Double Bedrooms
- Master Bedroom with Ensuite Bathroom a Second Shower Room
- Allocated off Road Parking
- No chain



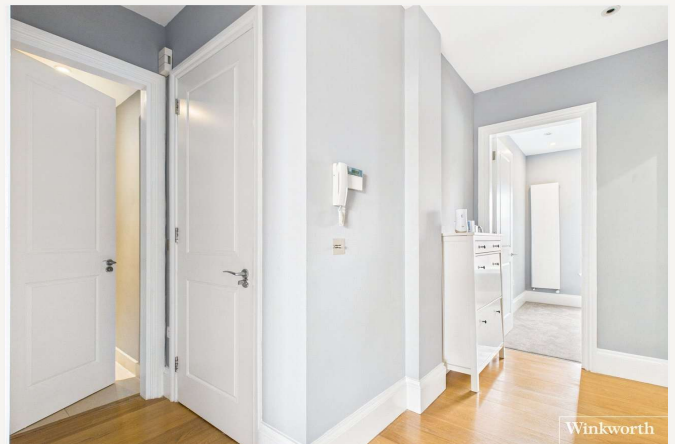
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MATERIAL INFO

Tenure: Leasehold
Term: 109 year and 9 months
Service Charge: £3192 per annum
Ground Rent: £ 300 Annually (subject to increase)
Council Tax Band: C
EPC rating: D



TOTAL APPROX. FLOOR AREA 597 SQ.FT. (55.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA250734>

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