Oyster Wharf, Crane Wharf, Reading, Berkshire, RG1 3AE

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£325,000 *Leasehold*

A Delightful Two Bedroom Riverside Apartment With Secure Gated Parking Being Sold With No Chain Complications

Offered to the market with no onward chain, this well-appointed two-bedroom first-floor apartment enjoys a superb riverside position overlooking the River Kennet and is ideally located just a short walk from Reading station, providing direct links to London Paddington in just over 20 minutes. The popular Oracle Shopping and Entertainment Complex is conveniently situated approximately 400 metres away along the river along with a host of local bars, restaurants and cafes making this a superb conveniently location to live.

The accommodation comprises an entrance hall with storage cupboard, a generous sitting/dining room with an open-plan kitchen, and access to a private balcony with river views. The master bedroom benefits from an en-suite shower room, while the second bedroom is a well-proportioned double, served by a modern family bathroom.

Additional features include secure gated under croft parking and lift access. This attractive apartment would make an excellent first-time purchase or investment opportunity.

KEY FEATURES

- Two Bedroom First Floor Riverside Apartment
- Excellent Town Centre Location
- Two Bathrooms
- Balcony with River Views
- Open Plan Living Space
- Fitted Kitchen
- Secure Gated Under croft Parking
- No Chain

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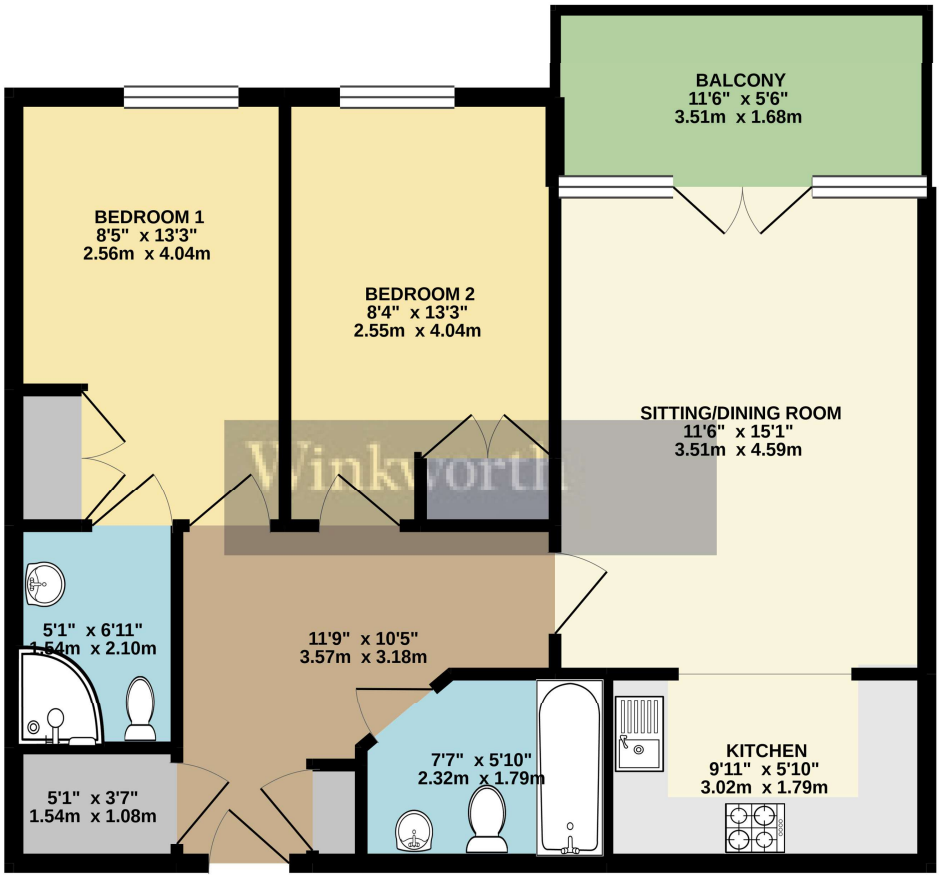
MATERIAL INFO

Tenure: Leasehold
Term: 106 year and 8 months
Service Charge: £3453.32 per annum
Ground Rent: £ 150 Annually (subject to increase)
Council Tax Band: C
EPC rating: B

FIRST FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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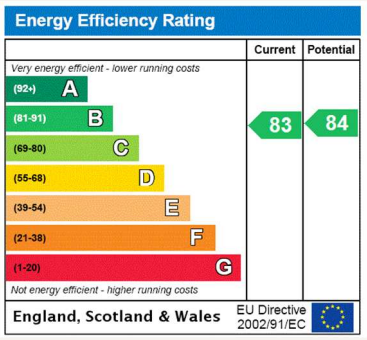

For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/REA260081

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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