



ALEXANDRA ROAD, READING, BERKSHIRE, RG1  
**GUIDE PRICE £1,000,000 FREEHOLD**

**OFFERED TO THE MARKET WITH NO ONWARD CHAIN, A SUPERB OPPORTUNITY TO ACQUIRE THIS SUBSTANTIAL FORMER CARE HOME WITH POTENTIAL FOR MULTIPLE USES**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





## DESCRIPTION:

Offered to the market with no onward chain a former care facility offering substantial accommodation of approximately 5000 sq. ft. set over three floors and is made up of two substantial semi-detached units. The property was built circa 1980 and is located in this sought-after tree lined road close to Reading Town Centre, the Royal Berkshire Hospital, the M4 at junction 10 and Reading University. Half of the property was a day centre for adults with learning difficulties (D1 Use Class) and the other half residential respite care for adults with learning difficulties (C3 Use Class). The property offers the buyer potential for multiple uses, including a care facility, nursery, offices or conversion into residential apartments or housing subject to planning.

The substantial accommodation offers several receptions areas, office/meeting rooms, three bathrooms and three separate w/c's and multiple kitchen facilities. The front of the property has been block paved and offers parking for up to six cars. There is also a separate car park which is accessed via the adjacent property (a block of apartments) offering parking for several cars.

In our opinion the property offers the buyer an opportunity to purchase a unique property in an excellent setting with significant scope for either residential conversion or commercial use.

## AT A GLANCE

- Former Care Facility (D1 & C3 use) with Vacant Possession
- Sought After Location Close to Reading Town Centre
- Variety of Potential Uses (Care Facility, Nursery, Offices, Residential Subject to planning)
- 5000 Sq. Ft. of Accommodation
- Separate Car Park to the Rear of Adjoining Property
- 3 Bathrooms & 3 WC's
- 3 Kitchens
- Large Reception Areas, Office & 9-12 Bedrooms











This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.