

NIGHTINGALE WAY, READING, RG30 1EZ  
**£220,000 LEASEHOLD**

**A CONTEMPORARY ONE BEDROOM FOURTH FLOOR  
 APARTMENT WITH BALCONY AND ACCESS TO A ROOF  
 TERRACE WITH FAR REACHING VIEWS**

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## AT A GLANCE

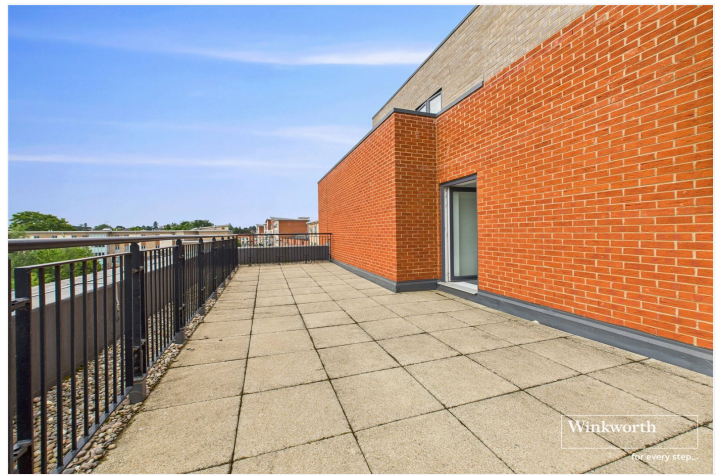
### DESCRIPTION:

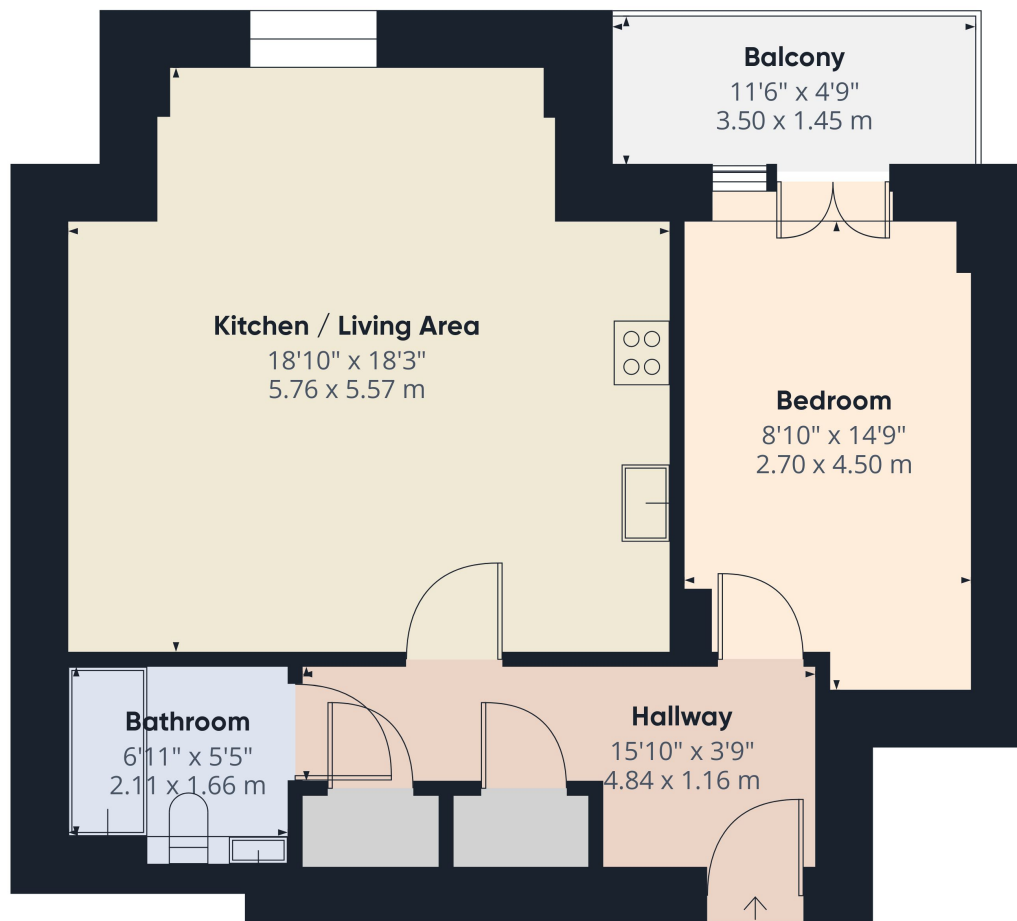
A contemporary one bedroom fourth floor apartment set in this convenient location a mile to the west of Reading town centre. Built by Bellway homes in 2021 this well presented apartment complete with a balcony would suite first time buyers, someone downsizing or make a great investment. Living accommodation comprises a spacious open plan living space with a modern fitted kitchen complete with a range of integrated appliances, a contemporary bathroom and double bedroom with a balcony offering far reaching views and perfect for relaxing with a glass of wine in the evening or your morning coffee. The property also has access to a roof terrace with views over Reading's rooftops and the Chilterns. The property further benefits from lift access and guest parking.

- Fourth Floor 1 Bedroom Apartment
- Open Plan Living With Modern Kitchen
- Contemporary Bathroom
- Ample Storage
- Balcony
- Access to a Roof Terrace with Views Over Chiltern Valley
- Lift Access
- No Ground Rent, Long Lease and Low Service Charge









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**Approximate total area<sup>(1)</sup>**

589 ft<sup>2</sup>  
54.6 m<sup>2</sup>

**Balconies and terraces**

55 ft<sup>2</sup>  
5.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 993 year and 1 months

**Service Charge:** £1464.21 per annum

**Ground Rent:** £ 0 Annually

**Council Tax Band:** B

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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