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for every step...

## Nightingale Way, Reading, Berkshire, RG30

£220,000 *Leasehold*

A Contemporary One Bedroom Fourth Floor Apartment with Balcony and Access to a Roof Terrace with Far Reaching Views. Offered to the Market with no Chain Complications.

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.



### KEY FEATURES

- 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
- No Chain



### Reading

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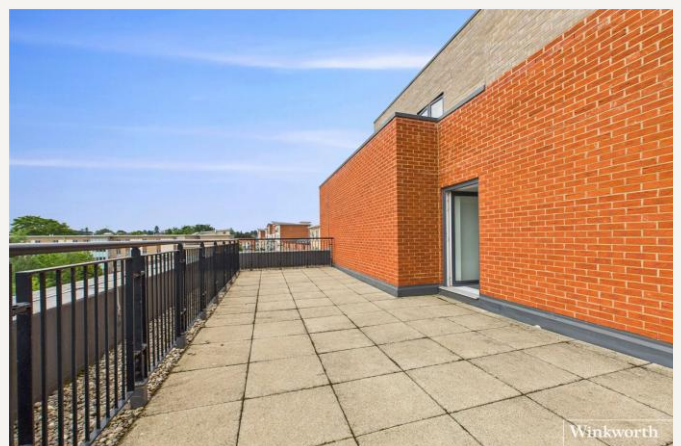




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## MATERIAL INFO

**Tenure:** Leasehold

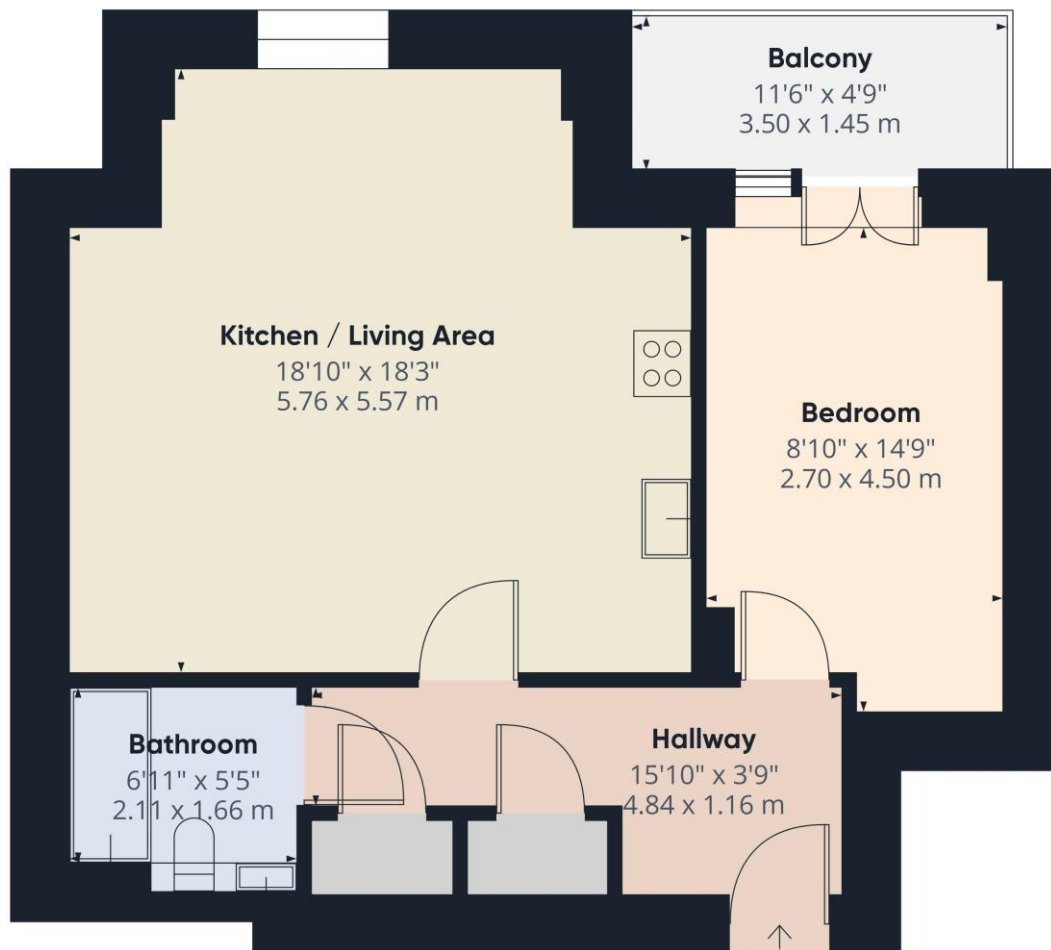
**Term:** 992 year and 10 months

**Service Charge:** £1464.21 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** B

**EPC rating:** B



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Approximate total area<sup>(n)</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

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		

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

<https://www.winkworth.co.uk/sale/property/REA230340>

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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