



LONDON ROAD, READING, RG1 5AG
OFFERS IN EXCESS OF £240,000 LEASEHOLD

A SUPERB ONE BEDROOM APARTMENT SITUATED IN THIS WONDERFUL GEORGIAN GRADE II LISTED CONVERSION

Reading | 0118 4022 300 | reading@winkworth.co.uk



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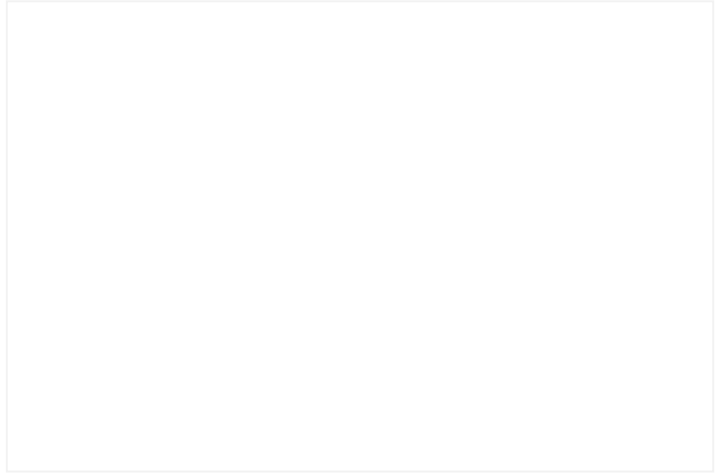
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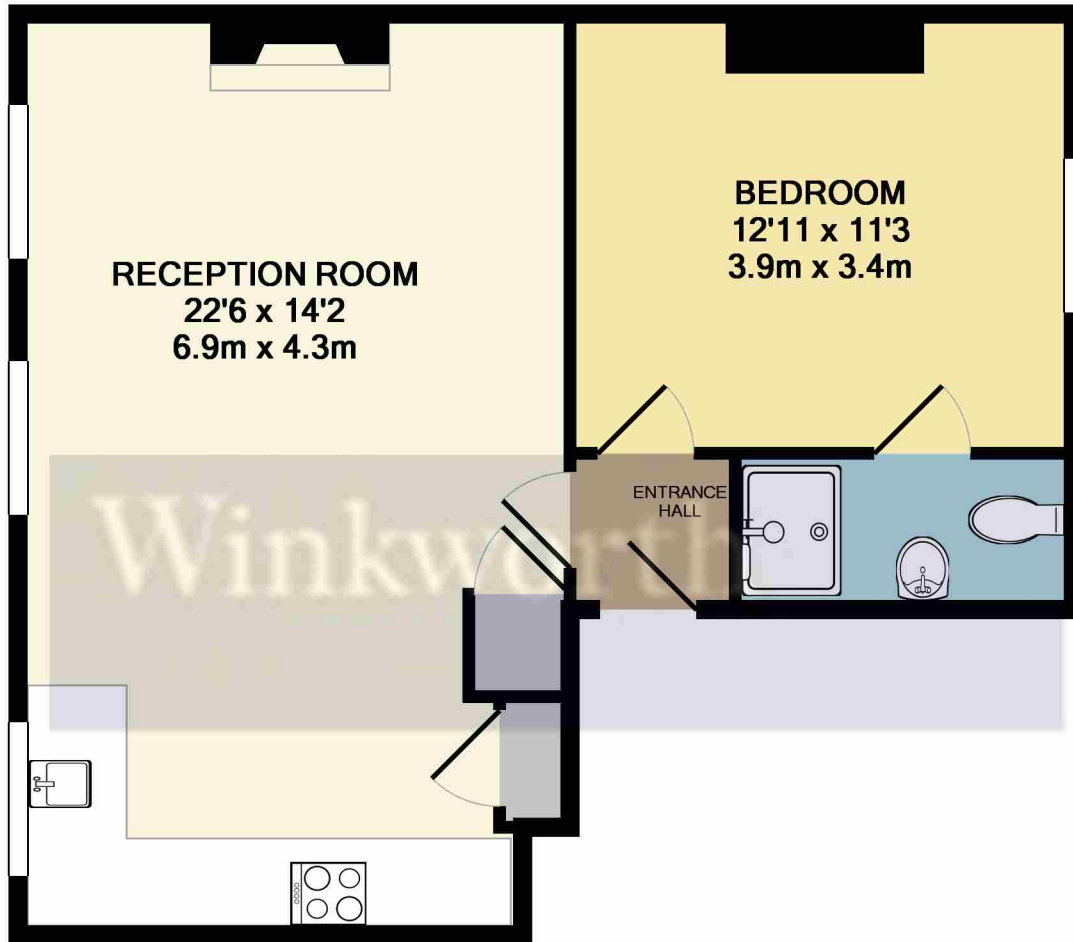
An impressive period apartment situated in this highly sought after development, built by Thomas Homes in 2018 of former University buildings. The property is conveniently positioned within walking distance of the town centre, Reading mainline train station (with direct links to Paddington in just over 20 minutes and on the Elizabeth Line connecting Reading with the City of London and Canary Wharf) and the Royal Berkshire hospital. The one bedroom lower ground floor apartment comprises open plan living room with the kitchen benefitting from integrated appliances, spacious double bedroom which complimented by a modern shower room. Further benefits include an allocated off road parking space which is a 5 minute walk away in the Chambers car park in South Street and there is a cycle storage area. Set within the well-tended communal ground adjoining the University, the property would make an excellent first time or investment purchase.

AT A GLANCE

- One Bedroom Apartment
- Built by Award Winning Thomas Homes in 2018
- Council Tax Band C
- Allocated Parking Space
- 119 Years Remaining
- Service Charge £1,428 pa
- Ground Rent £250 pa
- 4 Years Remaining on the New Build Builders Warranty







TOTAL APPROX. FLOOR AREA 519 SQ.FT. (48.2 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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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.

Tenure: Leasehold
Term: Expires - 09/11/2143
Service Charge: £1428 per annum
Ground Rent: £ 250 Annually (subject to increase)
Council Tax Band: C

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.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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