



## Compass House, Reading, Berkshire, RG1 4GQ

£230,000 *Leasehold*

2  1  1 

Stylish two-bedroom top-floor apartment ideally located off South Street, just a short walk from Reading station (with fast services to London and the Elizabeth Line) and The Oracle shopping centre. Features include a spacious 21ft living/dining room with high ceilings, separate fitted kitchen, two bedrooms (one with built-in wardrobes), and a modern bathroom. Benefits include an extended headlease, zero ground rent, and no onward chain—an ideal purchase for first-time buyers or investors seeking a central Reading property.

### KEY FEATURES

- Two Bedroom Town Centre Apartment
- Lounge/Diner with High Ceilings
- Fitted Kitchen
- Gas Central Heating
- Extended Headlease
- Zero Ground Rent
- Affordable Service Charge
- No Chain



Reading

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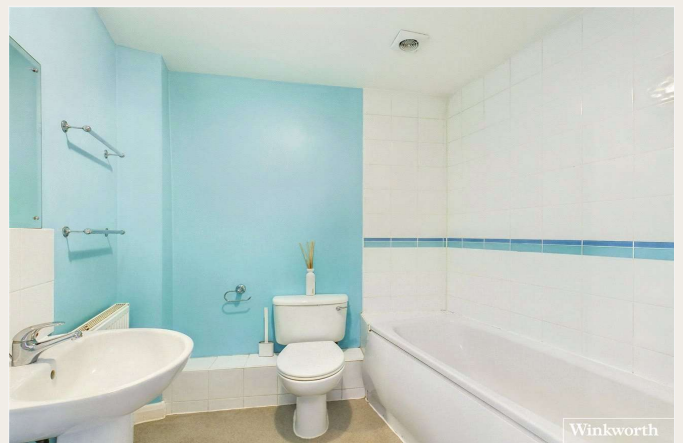
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## DESCRIPTION

Ideally positioned off South Street, this well-presented two-bedroom top floor apartment offers stylish accommodation in a sought-after location. Conveniently located within easy walking distance of Reading station, offering direct services to London Paddington in just over 20 minutes and on the Elizabeth Line (Crossrail) linking Reading to the City of London and Canary Wharf. The Oracle shopping and entertainment centre is also under 200 metres away. Living accommodation comprises a welcoming entrance hall with two generous storage cupboards, a spacious 21ft sitting/dining room with high ceilings (9ft. 6inch), and a separate fitted kitchen. There are two bedrooms, the master with built-in wardrobes and a modern bathroom suite.

The property further benefits from an extended headlease and zero ground rent and is being sold with no chain complications.

This property represents an excellent opportunity for first-time buyers or investors seeking a well located apartment close to central Reading's amenities.

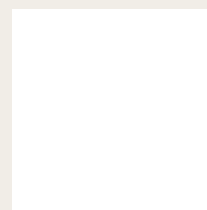




## LOCATION

Compass House is located on the corner of South Street and London Street and accessed from South Street. It is just over 150 metres to the south of the Oracle shopping and entertainment complex. Reading is one of the south east's largest towns just over 20 minutes from London by train, with trains running every five minutes or so. Home to many of the city's commuters there are excellent road or rail links to Heathrow, Swindon, Oxford, Basingstoke and farther afield. Reading is nestled in the heart of Royal Berkshire with beautiful countryside never being far away. There are lovely riverside walks along the River Thames tow paths and the Kennet and Avon Canal and the Berkshire and Chiltern Downs are not far away. Reading offers a rich mix of shops and markets. In the heart of the town and located on the banks of the River Kennet is The Oracle shopping centre which combines chic boutiques along with high street favourites including, H & M, Victoria's Secret, River Island and Reiss. Within a minute's walk there are many high-street favourites including John Lewis and Marks & Spencer. There are restaurants, cafes and brasseries to suit every taste in Reading. In the surrounding countryside you will also find an excellent range of farm shops and microbreweries selling an array of local produce.

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



<https://www.winkworth.co.uk/sale/property/REA250930>

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.

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 165 year and 11 months

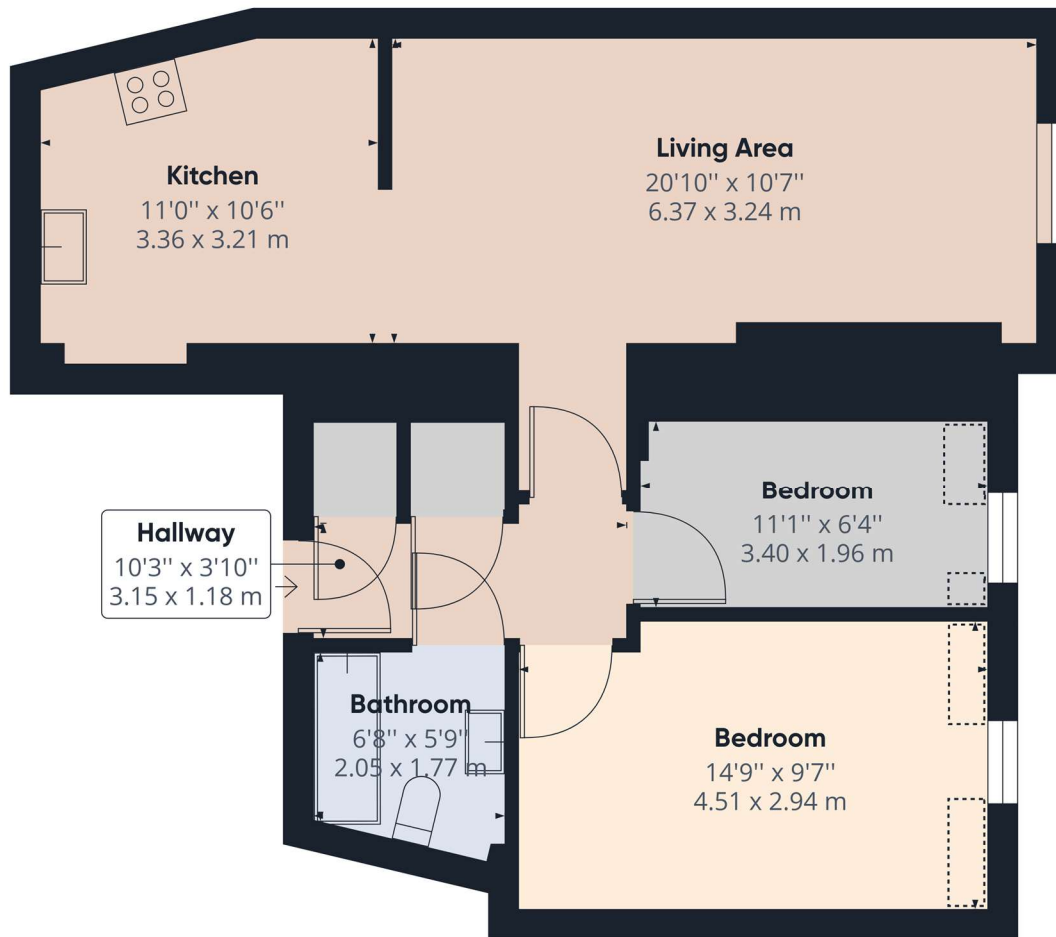
**Service Charge:** £2499.6 per annum

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

**Council Tax Band:** D

**EPC rating:** C

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 69      | 77        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |



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

669.26 ft<sup>2</sup>

62.18 m<sup>2</sup>

Reduced headroom

12.78 ft<sup>2</sup>

1.19 m<sup>2</sup>

(1) Excluding balconies and terraces

[ ] Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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