



**WRENBURY COURT, READING, BERKSHIRE, RG1
OFFERS IN EXCESS OF £500,000 SHARE OF FREEHOLD**

**A STUNNING TWO BEDROOM DUPLEX APARTMENT
IN A GEORGIAN BATH STONE CONVERSION IN THE
ELDON ROAD CONSERVATION AREA**

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DESCRIPTION:

A stunning duplex apartment in this Grade II listed Georgian building in the popular Eldon Road conservation area. Conveniently located a short walk to Reading Town Centre, the Train Station, and the Royal Berkshire Hospital the property is well presented throughout and retains a wealth of character and period features with its high ceilings. The windows have recently been replaced with like for like double glazed units to the original design specifications. This spacious apartment offers over 1300 sq. ft. (123 sq. metres) of living accommodation set over three floors. The ground floor has private access for the property with an entry hall and storage space. On the first floor there is a 32ft open plan living area with hardwood flooring and a designated study area with ample storage space, a WC and a modern high specification kitchen complete with a range of integrated Miele, Bosch and NEFF appliances and granite work surfaces. There is potential to convert the WC into a shower room. On the top floor there are two double bedrooms and a luxury bathroom with bath and separate shower. The property further benefits from a communal courtyard with deck and barbeque area and private off road allocated parking. The building has recently undergone an extensive external renovation program including a new roof and re-painting of the exterior. This delightful character home would suit young professionals searching for exceptional apartment living in a great location.

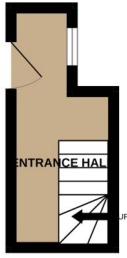
AT A GLANCE

- Stunning 2 Bedroom Town Centre Duplex Apartment
- Grade II Listed Georgian Conversion
- Large (32ft x 22ft) Open Plan Living Area
- 2 Double Bedrooms
- Luxury Kitchen With Granite Worktops and range of Miele, Bosche and Neff Appliances
- Spacious Bathroom and WC
- 1327 sq. ft. (123 Sq. Mtrs) of Living Accommodation Over 3 Floors
- Private Allocated Off Road Parking

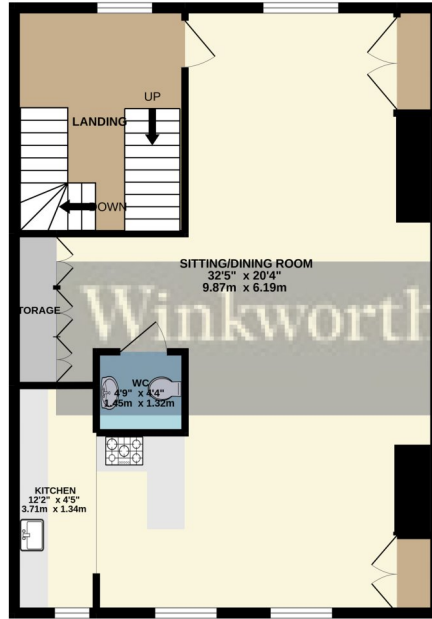




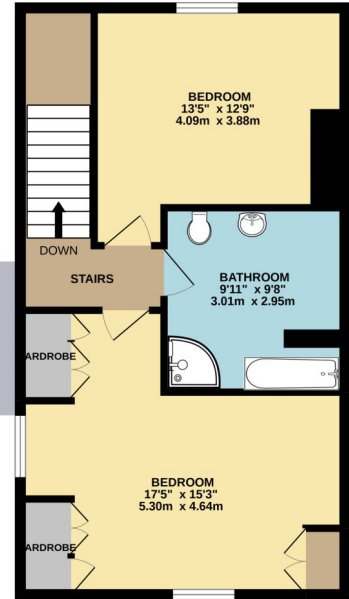
GROUND FLOOR
61 sq ft (5.6 sq m) approx.



1ST FLOOR
711 sq ft (66.0 sq m) approx.



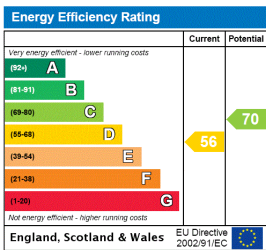
2ND FLOOR
535 sq ft (49.7 sq m) approx.



TOTAL FLOOR AREA: 1307 sq ft (121.4 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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