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## Carraway Street, , Reading, RG1 3GQ

£360,000 *Leasehold*



### KEY FEATURES

- No Onward Chain
- Two Bedrooms
- First Floor With Lift Access
- Town Centre Location
- Close To Train Station
- Private Terrace

Modern First Floor Apartment With Private Terrace and Communal Gardens Beyond Offered To Market With No Onward Chain

This beautifully presented first-floor apartment offers an exceptional opportunity to enjoy contemporary living in the heart of Reading. The property benefits from a private terrace with direct access to well-maintained communal gardens — an ideal setting for relaxation or entertaining.

Internally, the apartment features two generously proportioned bedrooms, a stylishly appointed bathroom, and a bright open-plan kitchen, dining, and living area, creating a perfect blend of comfort and modern design.

Situated within a well-regarded purpose-built development, the property is ideally positioned within easy reach of Reading town centre, the mainline train station, and a wide range of local amenities, ensuring both convenience and excellent connectivity.

Perfect for professionals or investors alike, this apartment combines low-maintenance living with a prime location.



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### Reading

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## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 995 year and 8 months

**Service Charge:** £2660 per annum

**Ground Rent:** £ 250 Annually (subject to increase)

**Council Tax Band:** D

**EPC rating:** B



Approximate total area<sup>(1)</sup>  
52.2 m<sup>2</sup>  
563 ft<sup>2</sup>

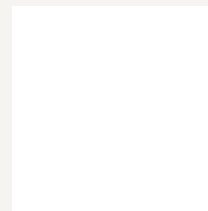
(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(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	

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



<https://www.winkworth.co.uk/sale/property/REA250881>

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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