



## Bear Wharf, Reading, Berkshire, RG1

£280,000 *Leasehold*

2  1  2 

Introducing this chic 2nd-floor apartment, boasting lift access and available with no onward chain. Featuring 2 bedrooms, with an ensuite to the master, as well as a stylish bathroom. Step out onto the balcony to admire the picturesque river views, ideal for relaxing or hosting guests. The spacious living/dining area offers a bright and inviting space for unwinding. A modern and well-equipped kitchen provides a separate area for cooking and dining. Residents can take advantage of the secure gated allocated parking within the development.

Conveniently situated near the town centre and train station, this property offers a tranquil and secure living environment. Don't miss the opportunity to call this contemporary apartment your new home. Contact us today to arrange a viewing and discover the allure of this stylish property.

### KEY FEATURES

- No Onward Chain
- Two bedroom apartment
- Town centre location
- Close To Train Station
- Two bathrooms
- Balcony
- River Views
- Gated parking



Reading

0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...





#### DESCRIPTION

Introducing this chic 2nd-floor apartment, boasting lift access and available with no onward chain. Featuring 2 bedrooms, with an ensuite to the master, as well as a stylish bathroom. Step out onto the balcony to admire the picturesque river views, ideal for relaxing or hosting guests.

The spacious living/dining area offers a bright and inviting space for unwinding. A modern and well-equipped kitchen provides a separate area for cooking and dining. Residents can take advantage of the secure gated allocated parking within the development.

Conveniently situated near the town centre and train station, this property offers a tranquil and secure living environment. Don't miss the opportunity to call this contemporary apartment your new home. Contact us today to arrange a viewing and discover the allure of this stylish property.

#### LOCATION

Reading is one of the south east's largest towns only 25 minutes from London by train, with trains running every five minutes or so, Reading is home to many of the city's commuters. Reading also has easy links by road or rail to Swindon, Oxford, Basingstoke, Heathrow and farther afield. Beyond the hive of commercial activity, Reading is nestled in the heart of Royal Berkshire offering beautiful riverside walks on the Thames and tow path ambles on the Kennet and Avon canals and with the nearby Berkshire Downs and Chilterns, beautiful countryside is never far away. Reading offers a rich mix of shops and markets. In the heart of the town, The Oracle combines chic

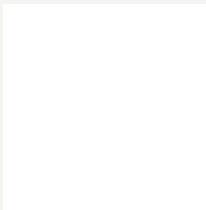
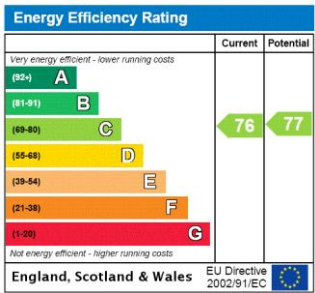
MATERIAL INFORMATION

**Tenure:** Leasehold  
**Term:** 100 year and 3 months  
**Service Charge:** £2630.06 per annum  
**Ground Rent:** £ 250 Annually (subject to increase)  
**Council Tax Band:** D  
**EPC rating:** C  
**Is the property listed:** Property is not listed

**Utilities:**  
**Electricity supply:** Mains Supply  
**Sewerage supply:** Mains Supply  
**Water supply:** Mains Supply  
**Mobile signal:**

**Rights & Easements:**  
**Does the property have any easements:** Property does not have easements  
**Does the property have public rights of way:** Property does not have public rights of way across the property  
**Does the property have restrictions:** Property does not have restrictions

**Flooding:**  
**Has the property flooded in the last 5 years:** Property has not flooded in the last five years  
**Last flood date:**  
**Does the property have flood defences:** Property does not have flood defences  
**Is object modified:** False

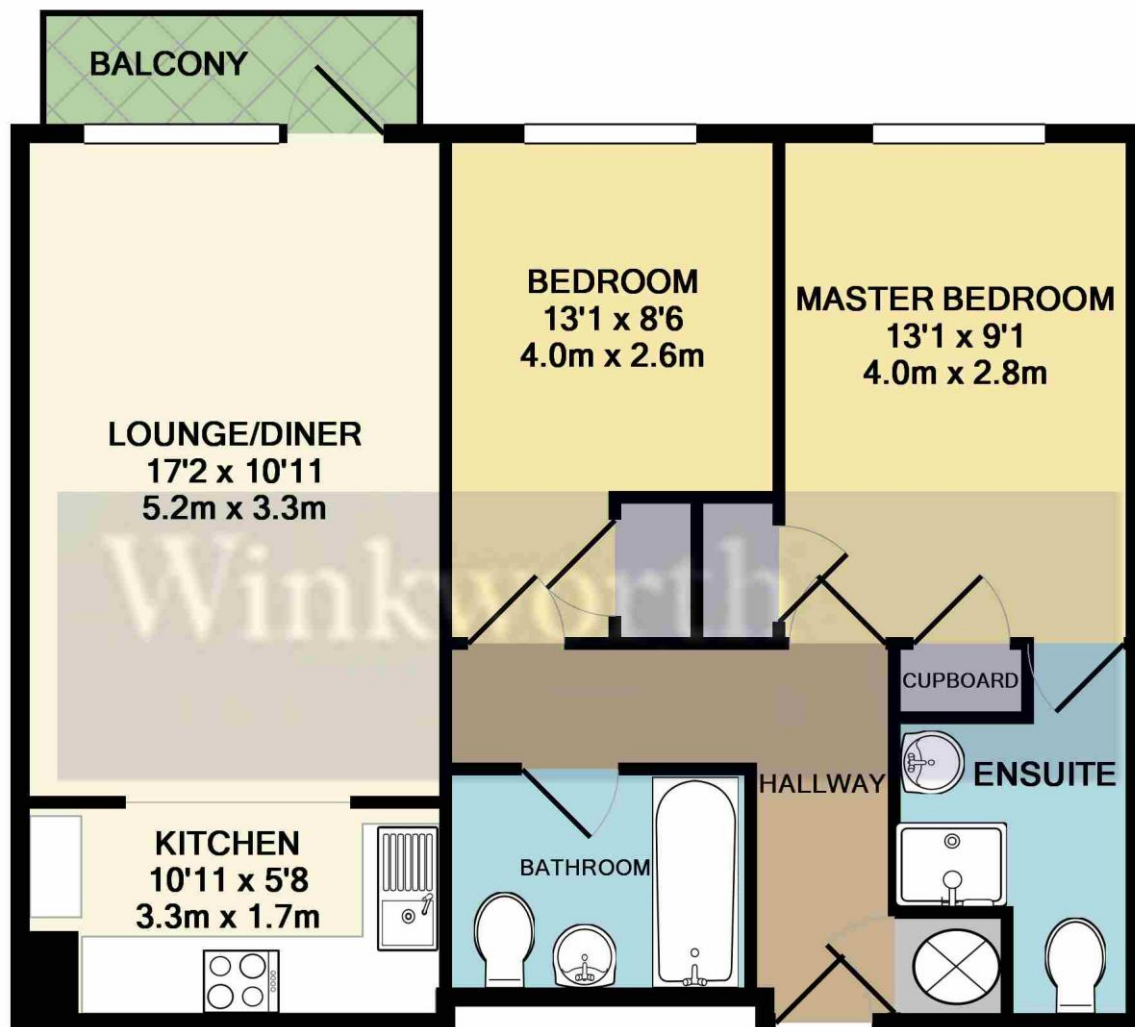


<https://www.winkworth.co.uk/sale/property/REA250225>

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.







**TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.6 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

Made with Metropix ©2018

## Reading

0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.