



OSCAR WILDE ROAD, BERKSHIRE, RG1 3FH  
**£280,000 LEASEHOLD**

**SITUATED IN THIS SOUGHT AFTER DEVELOPMENT, A  
SUPERB TWO BEDROOM FIRST FLOOR APARTMENT  
WITHIN CLOSE PROXIMITY OF THE TOWN CENTRE**

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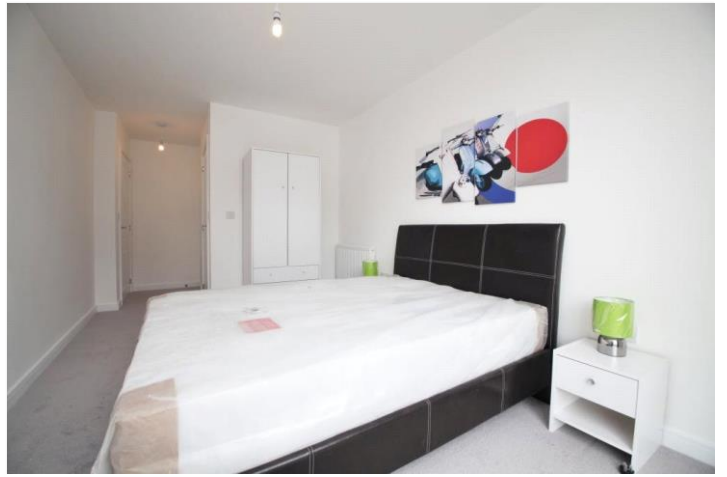
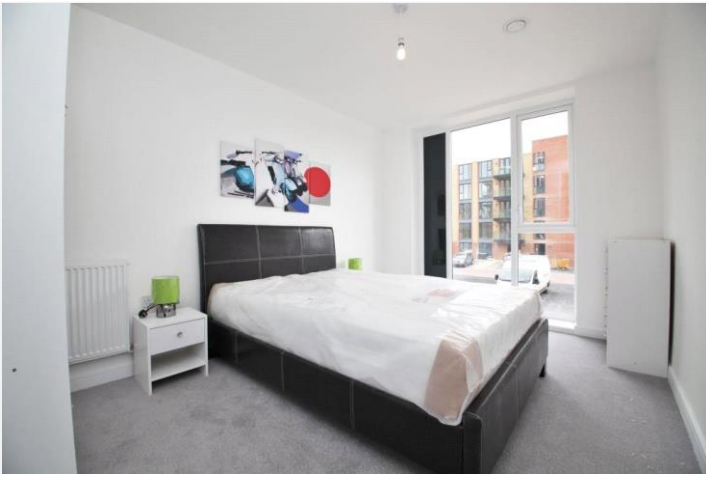
## DESCRIPTION:

Offered to the market with no onward chain, a well presented two double bedroom first floor apartment built by Bellway Homes in 2016, within easy walking distance of both the train station and the town centre. Accommodation comprises, entrance hall, 26ft open plan living space/fitted kitchen with integrated appliances and a good sized balcony to one end. The master bedroom has an en-suite and there is a further double bedroom which is complemented by a family bathroom. The property further benefits from gas central heating, a Titor air filtration system and well-kept communal areas with a lift to all floors. There is also an allocated car parking space and also a bike store. The property is situated within a stone's throw of the Bel and Dragon restaurant which is situated on the waterfront of the Kennet & Avon Canal and within a short walk of the Forbury Gardens and the Oracle. Reading Train Station has direct links to London Paddington in just over 20 minutes and is soon to be on the Tube network with Crossrail and the Elizabeth Line.

## AT A GLANCE

- No Onward Chain
- First Floor Apartment With Balcony
- 26ft Open Plan Kitchen/Living Space
- Two Double Bedrooms -Master En-suite
- Allocated Car Parking Space
- Service Charge £1,661 pa
- Ground Rent £300 pa
- 116 Years Remaining
- Council Tax Band C







TOTAL APPROX. FLOOR AREA 764 SQ.FT. (71.0 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		86	86
(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	

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