



Branagh Court, Reading, RG30 2QY.

Price Guide £200,000 *Leasehold*



Beautifully Presented Two-Bedroom Apartment with Balcony and Secure Parking

This exceptionally well-presented third-floor apartment is offered to the market with no onward chain and is highly recommended for internal inspection.

The property features a spacious open-plan kitchen and living area, which opens onto a delightful private balcony — perfect for relaxing or entertaining. There are two generously sized bedrooms and a modern family bathroom suite.

Additional benefits include lift access, secure gated entry, and an allocated parking space.

-Lease remaining: 102 years

-Service charge: £2,500 per annum

-Ground rent: £250 per annum

This apartment offers a superb opportunity for first-time buyers, downsizers, or investors seeking a stylish and low-maintenance home in a convenient location.

KEY FEATURES

- Impressive 3rd floor apartment
- Lift access to shared landing area
- Two good size bedrooms
- Modern bathroom suite
- Impressive open plan kitchen/living room
- Gated allocated parking space
- No onward chain



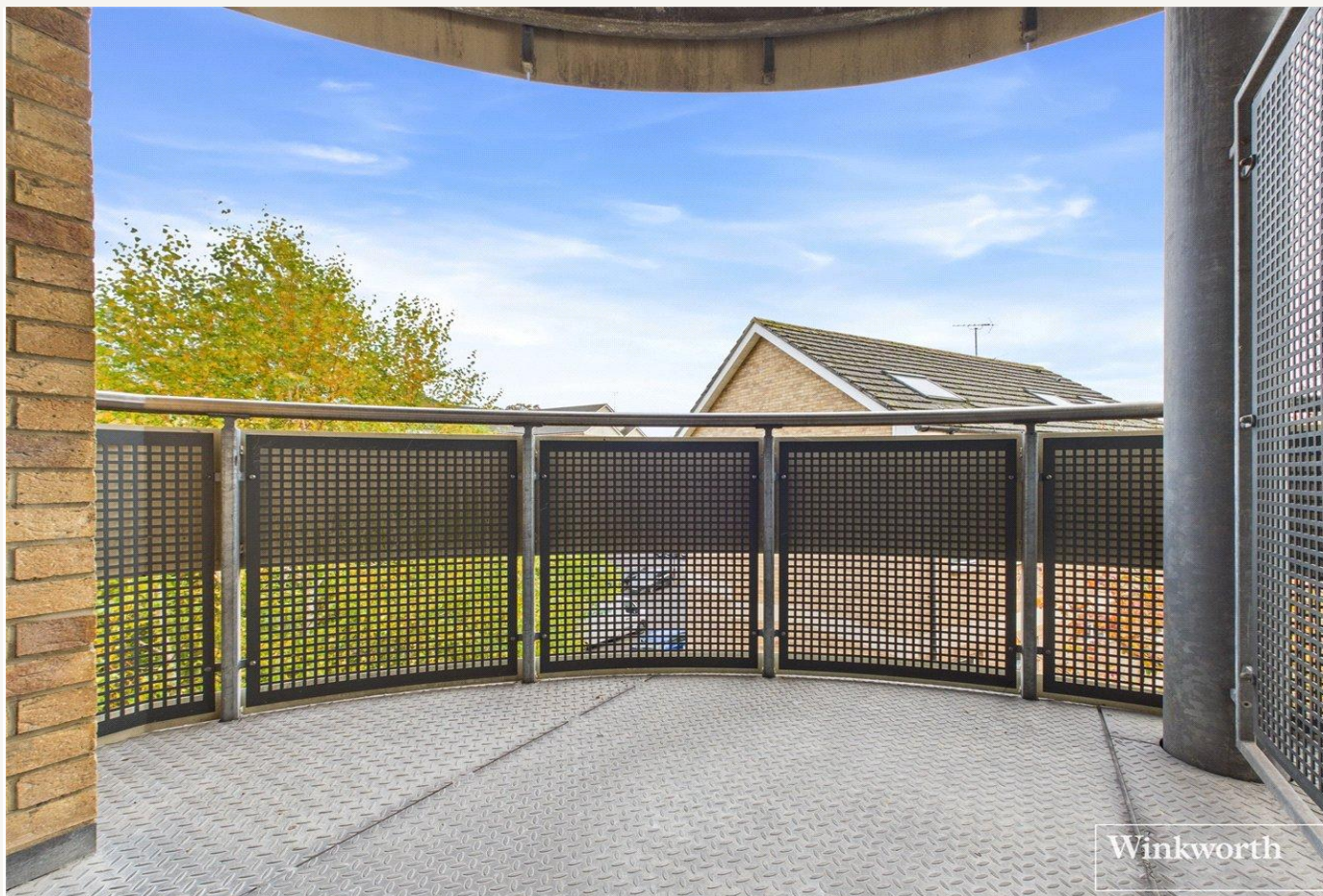
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MATERIAL INFO

Tenure: Leasehold

Term: 102 years

Service Charge: £2500 per annum

Ground Rent: £250 Annually (subject to increase)

Council Tax Band: B

EPC rating: B

Approximate total area⁽¹⁾51.2 m²
554 ft²

Balconies and terraces

5.8 m²
62 ft²

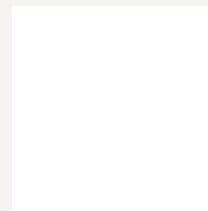
(1) Excluding balconies and terraces

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	81 B	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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


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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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