



Winkworth
for every step...

Branagh Court, Reading, RG30 2QY.

£190,000 *Leasehold*



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.

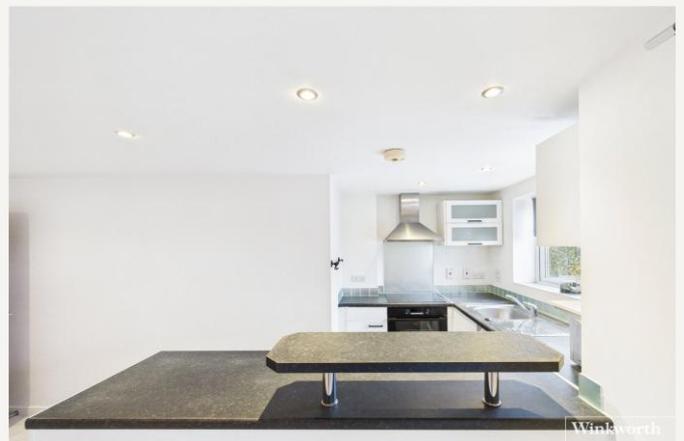
Additional benefits include lift access, secure gated entry, and an allocated parking space.

- 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.



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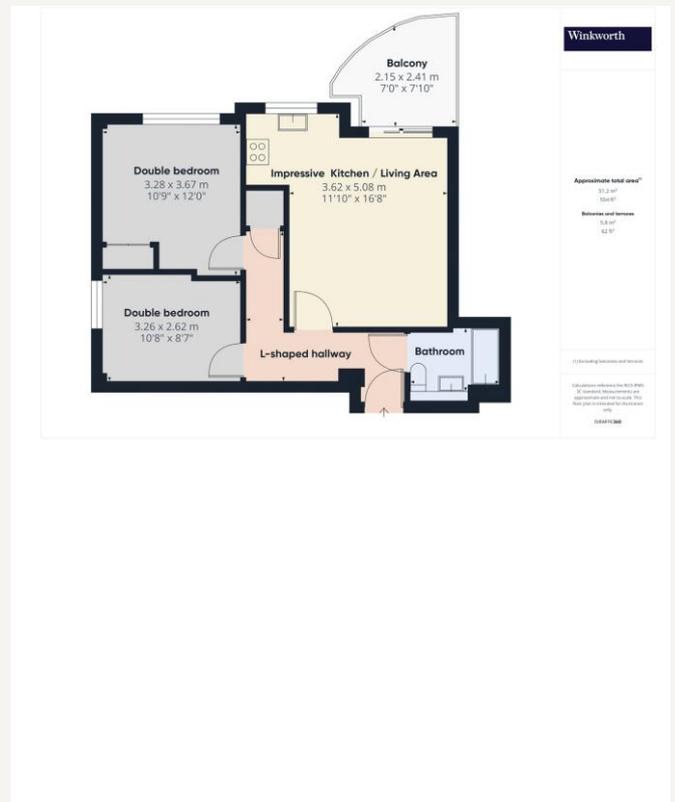
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LOCATION

West Reading covers an area in between Reading Town Centre to the east, Tilehurst to the West and Southcote to its South. The three main roads leading into Reading; the Bath Road, Tilehurst Road and the Oxford Roads all run through West Reading, offering excellent transport links into the Town Centre and M4 via the A4 or A33. There are some great schools in the area such as Wilson Primary School & St Edward's Prep School. The Oxford Road is a vibrant area with a diverse range of shops and restaurants. Transport links include Reading West train station with trains to Newbury and London and several bus routes. There is a range of local amenities including a large Tesco superstore, a public swimming pool and some excellent outside spaces such as Prospect Park which is Reading's largest public park. Property in the area includes grand Victorian town houses, smaller terrace homes, and modern homes and apartments.



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



MATERIAL INFO

Tenure: Leasehold

Term: 102 year and 9 months

Service Charge: £2500 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: B

EPC rating: B

<https://www.winkworth.co.uk/sale/property/REA250403>

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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