



**BROWNLOW LODGE, BROWNLOW ROAD, READING, RG1 6NR
OFFERS IN EXCESS OF £280,000 LEASEHOLD**

TWO BEDROOM, TWO EN SUITE APARTMENT ON THE EDGE OF READING TOWN CENTRE

Reading | 0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



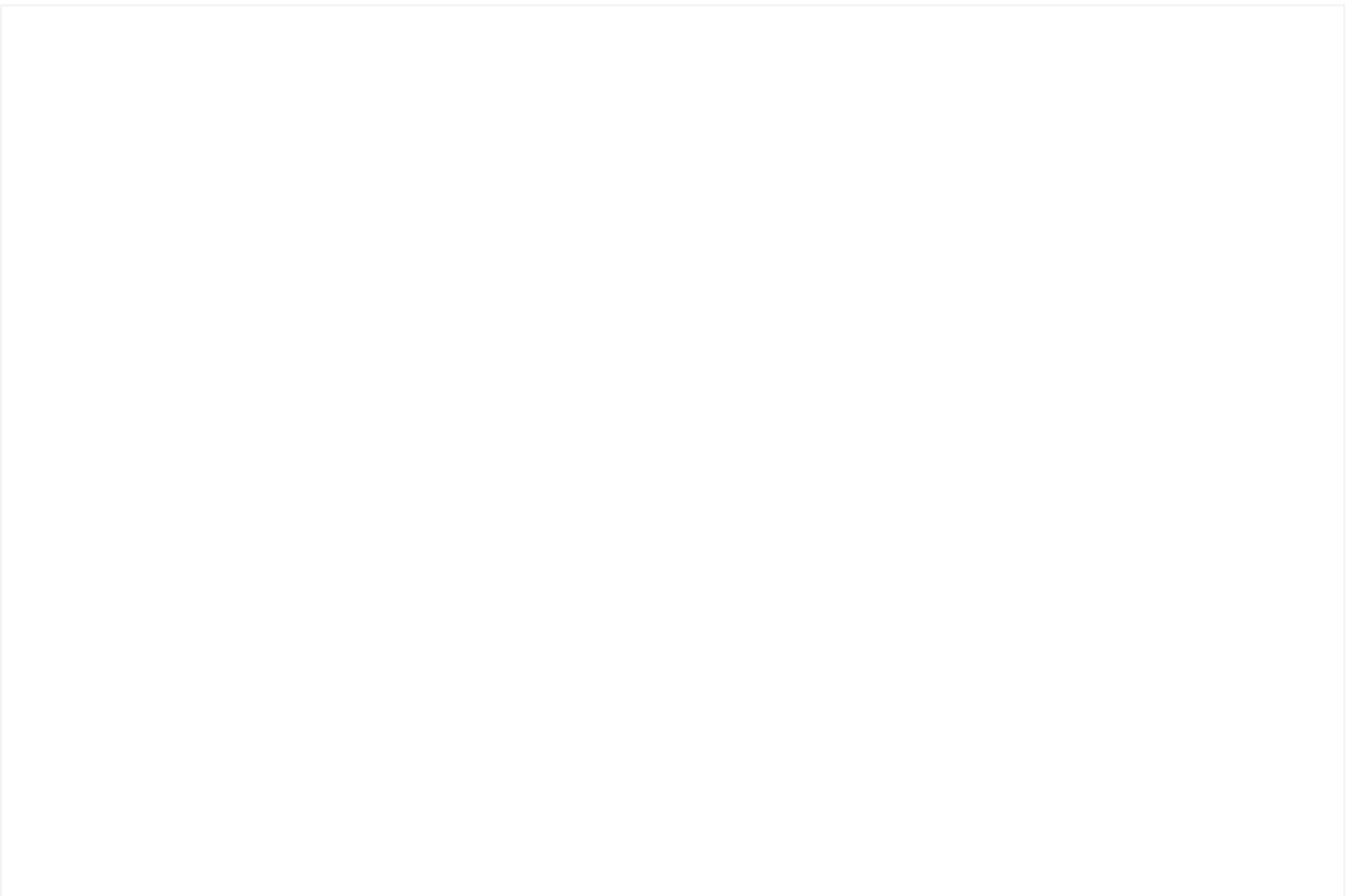
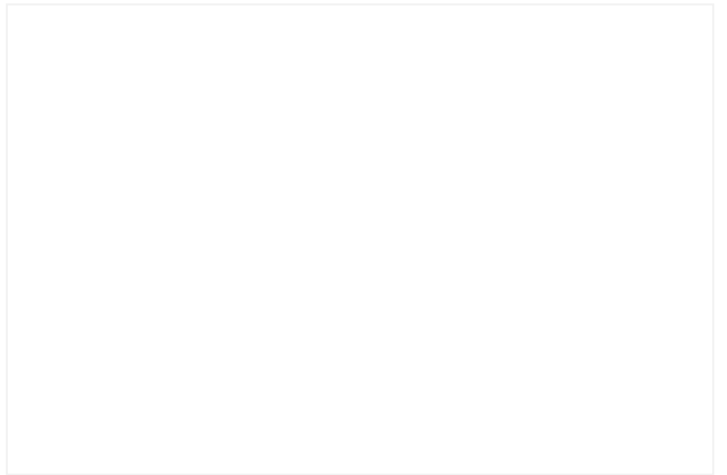
DESCRIPTION:

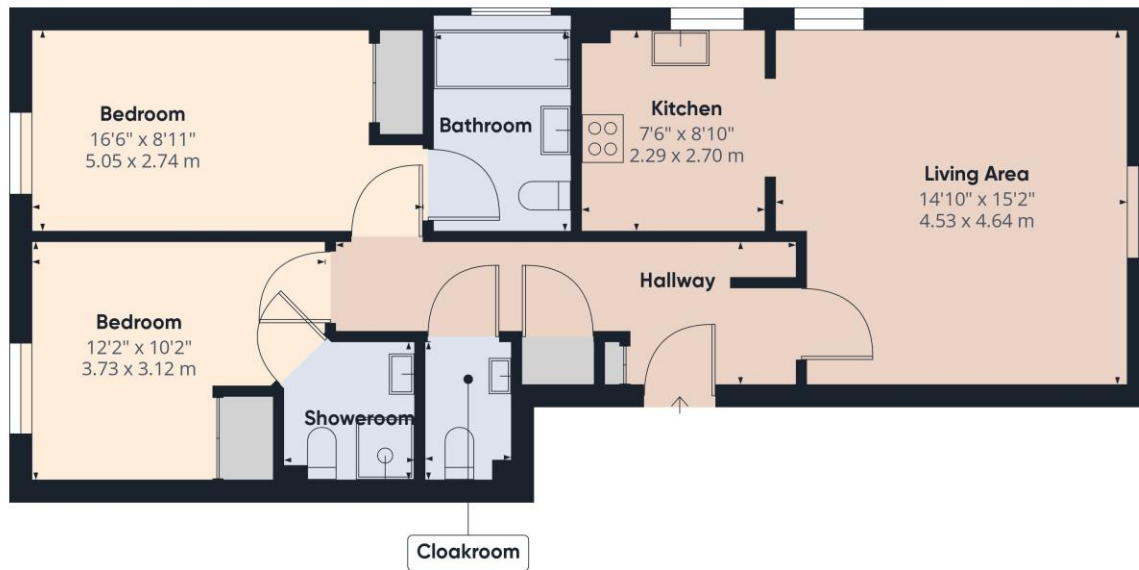
A top floor two double bedroom apartment with two ensuite and a separate cloakroom, located in a popular road on the edge of Reading town centre. The spacious lounge is complemented by a fitted kitchen and the property offers gas central heating. Set on the second floor, this attractive purpose built apartment block has gated off road parking and bicycle store. Located on the western edge of Reading Town Centre this lovely apartment is a 5 minute walk to Reading West train station and a fifteen minute walk to Reading main train station. There are ample amenities close by.

AT A GLANCE

- Two Double Bedrooms
- Two En-suites separate wc
- Living/dining room
- Close to Reading West Station
- Council tax band C
- Gated Off Road Parking
- 90 year lease approx
- Service charge £1,900 per annum







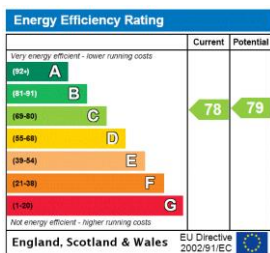
Approximate total area⁹
759.81 ft²
70.59 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.



Tenure: Leasehold

Term: Expires - 13/03/2114

Service Charge: £1900 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: C

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.

Winkworth

Reading | 0118 4022 300 | reading@winkworth.co.uk

for every step...

winkworth.co.uk

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.