



ELDON LODGE, READING, RG1 4NH  
**£280,000 LEASEHOLD**

**TWO BEDROOM, TWO BATHROOM GROUND  
 FLOOR TOWN CENTRE APARTMENT WITH  
 SECURE GATED PARKING FOR SALE WITH NO**

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

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## DESCRIPTION:

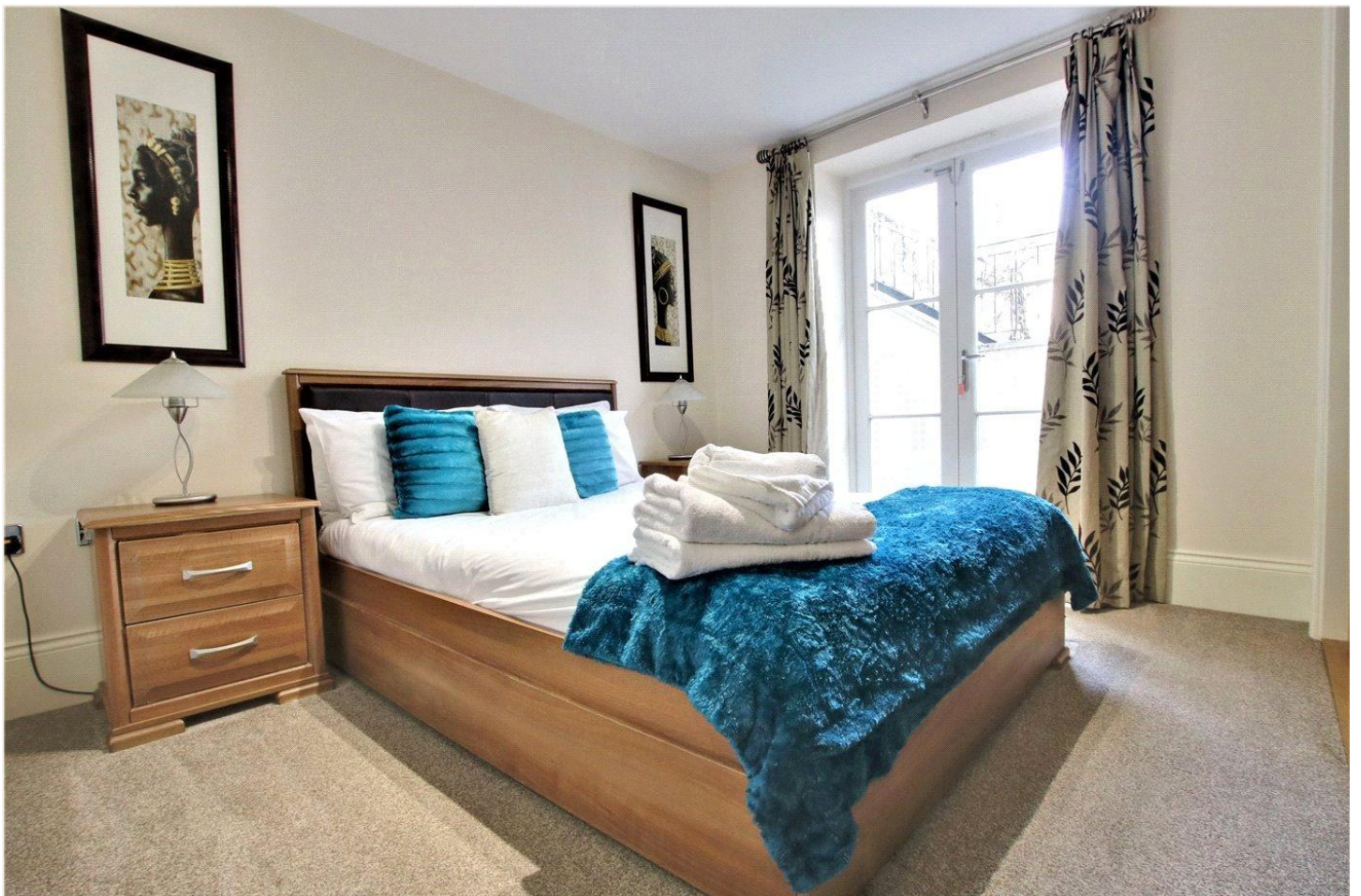
This two bedroom apartment in this Grade II listed Georgian bath stone building was Converted to an exceptional standard by TA Fisher in 2006. Set in the popular Eldon Road conservation area is a it is a short walk to Reading train station (with direct links to London Paddington in just over 20 minutes), the Royal Berkshire Hospital and the Oracle shopping and entertainment complex as well as offering access to the M4 at both junctions 10 (via the A329M) and junction 11. The property is on the ground floor and comprises; two double bedrooms, the master with an en-suite bathroom. The second bedroom has double doors opening on to a small terrace. There is a dual aspect lounge/diner, a fitted kitchen with a full range of integrated appliances and a further bathroom. The property further benefits from secure gated off road parking and gas central heating and is available for sale with no chain complications.

## AT A GLANCE

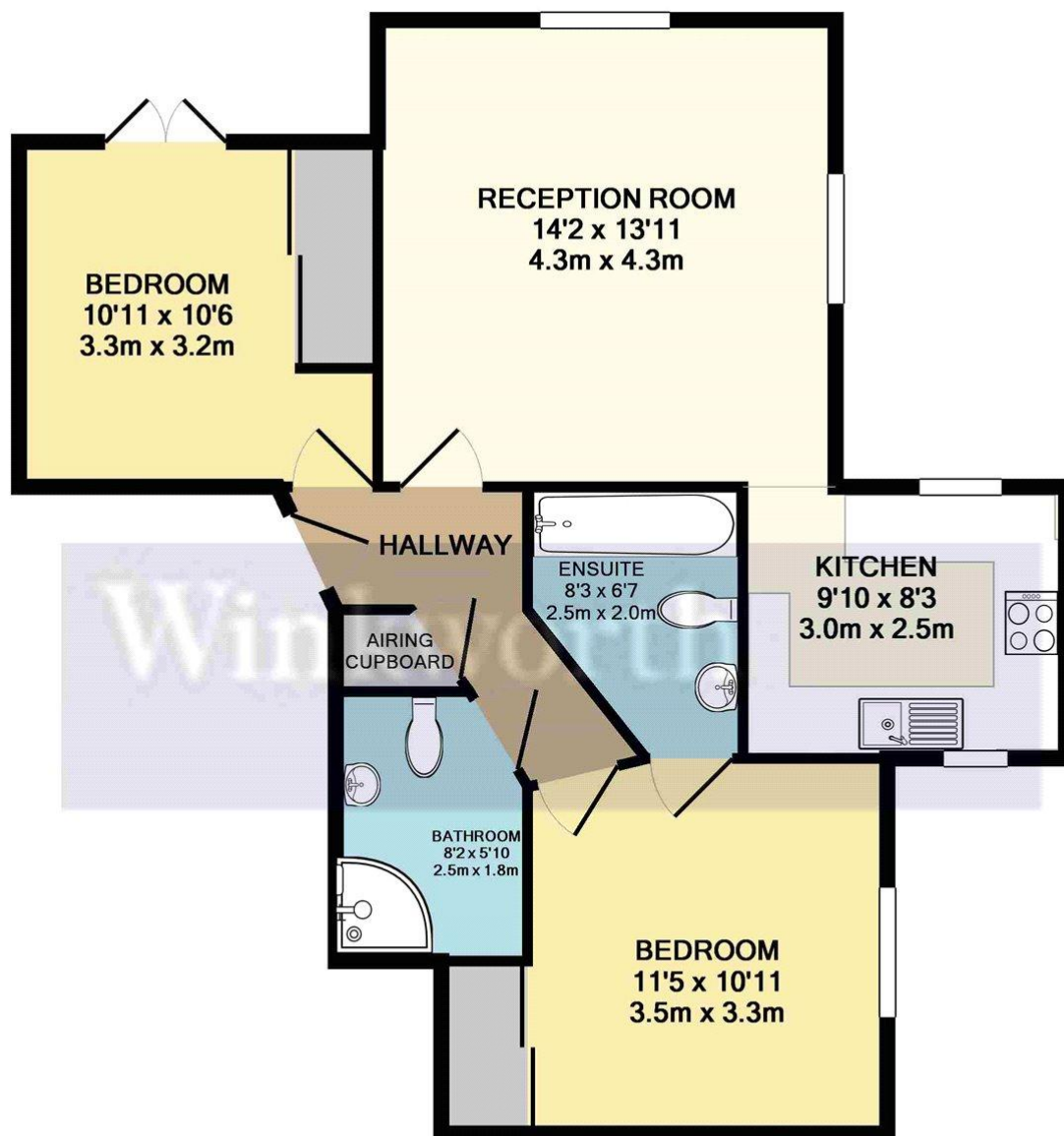
- Two Bedroom Town Centre Apartment
- Georgian Conversion By Renowned Developer TA Fisher
- Two Double Bedrooms
- Dual Aspect Lounge/Diner
- Fitted kitchen
- En-suite Bathroom and Shower Room
- Gated Parking
- No Chain











TOTAL APPROX. FLOOR AREA 675 SQ.FT. (62.7 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.

**Tenure:** Leasehold

**Term:** 129 year and 6 months

**Service Charge:** £2595.88 per annum

**Ground Rent:** £ 150 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.

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