



LONDON STREET, READING, RG1
£325,000 LEASEHOLD

A SPACIOUS TWO BEDROOM DUPLEX APARTMENT IN THIS GATED TOWN CENTRE DEVELOPMENT

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DESCRIPTION:

A spacious two bedroom duplex apartment set on the top two floors in this gated development off London Street and a short walk to The Oracle, the Royal Berkshire Hospital, the University of Reading and Reading Station. One of just 13 properties set behind a set of secure electronically operated gates this split level home is for sale with no chain complications. The entrance to the property is from the first floor of the block into a generous entrance hall which gives access into a lounge at one end and a fitted kitchen/dining room to the other. A set of stairs give access to the top floor where there are two bedrooms, both with built in wardrobes and balconies. The master bedroom has a balcony along its entire length and also an en-suite shower room. There is a further shower room with its entrance from the top floor landing. The property further benefits from a long lease with no ground rent, an allocated parking space and would suit young professionals, someone downsizing or make an excellent investment with rental yield in excess of 5.5 %

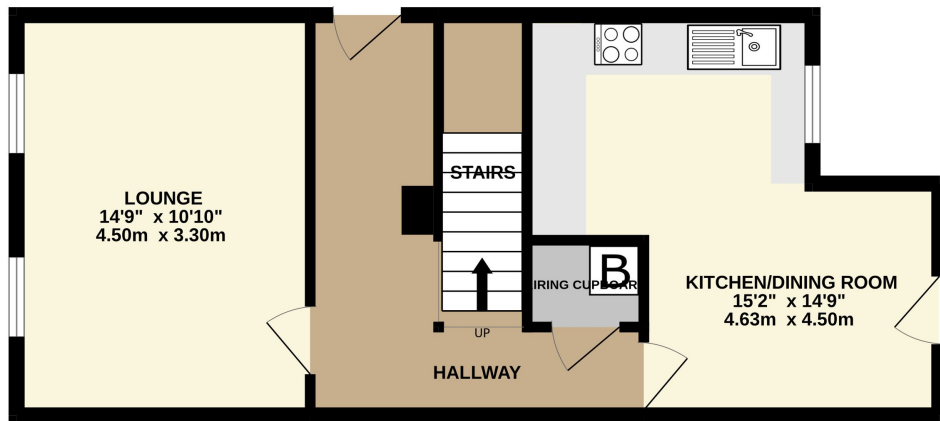
AT A GLANCE

- Two Bedroom Duplex Apartment
- Gated Town Centre Development
- Lounge
- Fitted Kitchen/Diner
- Two Bathrooms
- Two Balconies
- Secure Allocated Parking
- 999 Year Lease and Zero Ground Rent
- Service Charge to be Confirmed
- No Chain

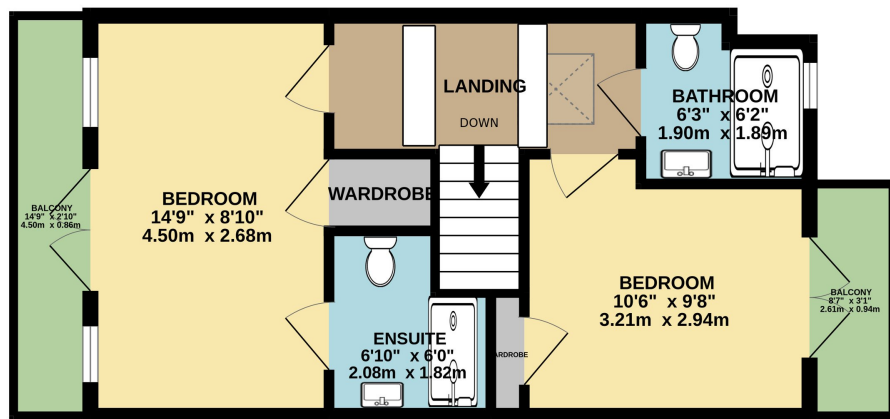




FIRST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



SECOND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
77	78
England, Scotland & Wales EU Directive 2002/91/EC	

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