



RIVERSIDE VIEW , BERKELEY AVENUE, RG1 6FF  
OFFERS IN EXCESS OF £325,000 LEASEHOLD

## TWO BEDROOM STYLISH THIRD FLOOR APARTMENT CLOSE TO TOWN CENTRE AND TRAIN STATION

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## DESCRIPTION:

This contemporary third-floor apartment is set in a sought-after riverside location, boasting a stylish open-plan living/dining and kitchen area, perfect for entertaining. With two double bedrooms, each featuring en-suites, this property offers spacious and comfortable living. Step out onto the balcony for morning coffee and fresh air, enjoying the peaceful surroundings. Maintained in excellent condition, the apartment also includes secure allocated parking for residents' convenience. Positioned close to the town centre and train station, this property combines luxury living with practicality. Embrace modern living in a prime riverside setting. Do not miss out on the opportunity to make this your new home. Schedule a viewing today and discover the best of contemporary living in a superb location.

## AT A GLANCE

- Two Bedrooms
- Two Ensuite Bathrooms
- Third Floor Apartment With Lift
- Undercroft Car Park
- Close To Town Centre And Train Station
- Balcony
- Excellent Condition
- Long Lease 995 Years









**Approximate total area<sup>(1)</sup>**

772.53 ft<sup>2</sup>  
71.77 m<sup>2</sup>

**Balconies and terraces**

100 ft<sup>2</sup>  
9.29 m<sup>2</sup>

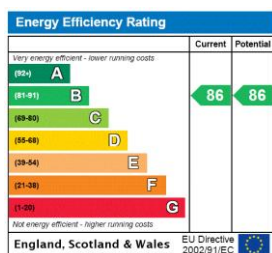
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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:** 994 year and 4 months

**Service Charge:** £3200 per annum

**Ground Rent:** £ 350 Annually (subject to increase)

**Council Tax Band:** D

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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