

NEW BRIGHT STREET, READING, BERKSHIRE, RG1 6QQ  
**£325,000 LEASEHOLD**

## A WONDERFUL FIRST FLOOR APARTMENT WITH THREE BEDROOMS

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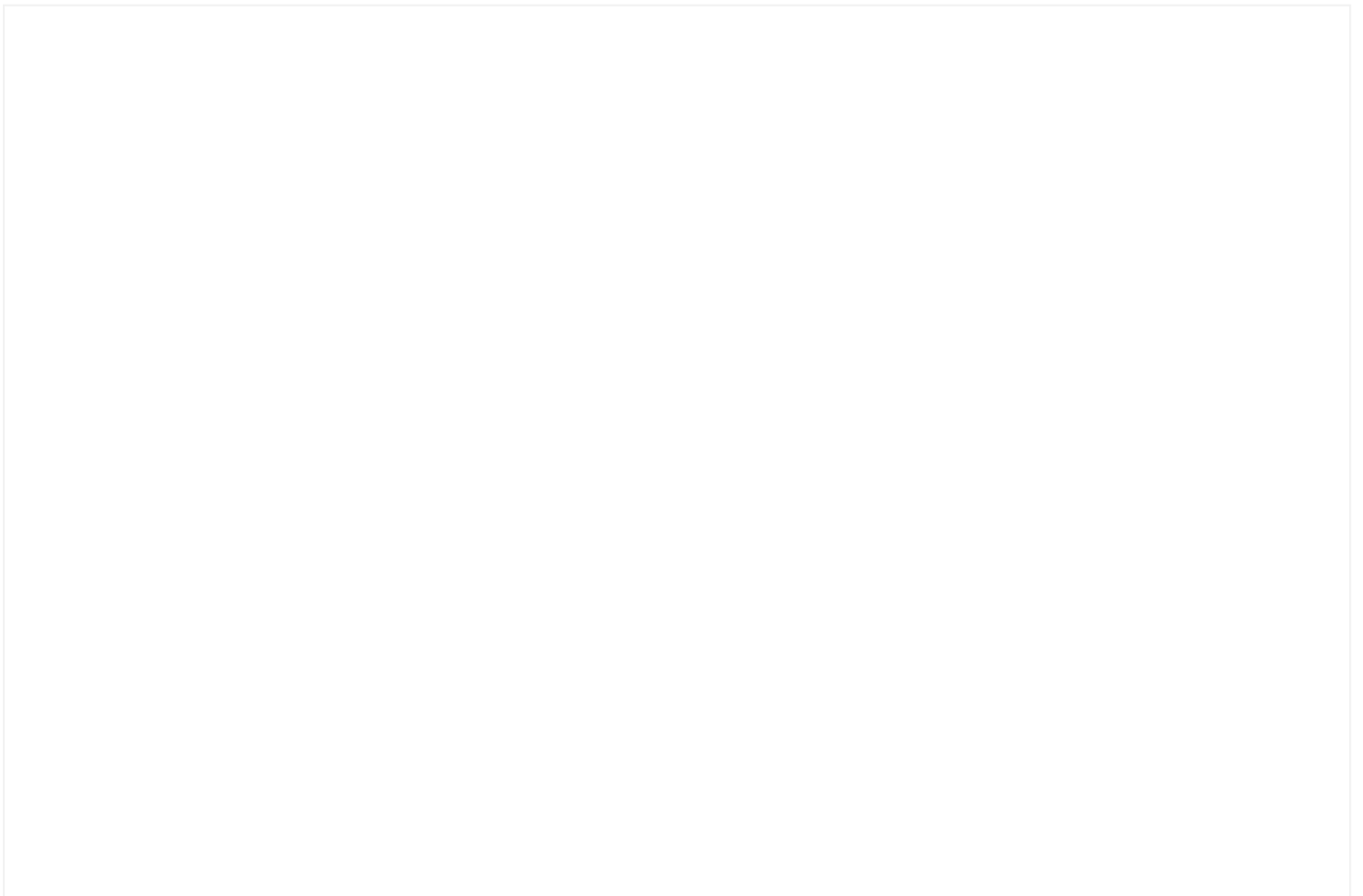
## DESCRIPTION:

Situated in a sought-after location, this modern first-floor apartment offers a stylish and comfortable living space. The property comprises three bedrooms one with an ensuite shower room there is also a bathroom suite. The bay fronted living area is bright and spacious, perfect for relaxing or entertaining guests. The property also benefits from two off-street parking spaces along with replacement double glazed windows. The Oracle is within easy reach with its wide range of shops and restaurants along with, transport links, and recreational facilities, making it a desirable place to call home. The property further benefits from no onward chain.

## AT A GLANCE

- First floor apartment
- Three bedrooms
- Living Room
- Kitchen with integrated appliances
- Replacement double glazed windows
- Ensuite shower room
- Two parking spaces
- Entry phone for security and convenience
- Central location no chain







Approximate total area<sup>(1)</sup>  
739.85 ft<sup>2</sup>  
68.73 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.

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 - 29/09/2986  
**Service Charge:** £3266 per annum  
**Ground Rent:** £ 184 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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