



**SIMMONDS MALTHOUSE, FOBNEY STREET, READING, RG1 6BS**  
**£275,000 LEASEHOLD**

**OFFERING A WEALTH OF CHARM AND  
CHARACTER A STUNNING ONE BEDROOM  
LOFT STYLE TOWN CENTRE APARTMENT**

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

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## DESCRIPTION:

Located in the heart of the town centre, in one of Reading's most recognisable buildings, the Grade II listed former Simmonds Brewery Malthouse, a stunning one bedroom second floor loft style apartment. The impressive accommodation comprises of an entrance hall, good sized double bedroom which has built in wardrobes and is complemented by a bathroom. There is a superb 20ft open plan living space/kitchen area with a comprehensive range of built in Bosch appliances. The property retains a wealth of character and charm from its days as a working building and has been updated to include a host of high spec fixtures and fittings which are finished to the highest standards with exposed brick work, steel rafters and high ceilings. In addition to this there is a secure tandom allocated parking spaces in Bear Wharf across the road. Situated in this prime location, within a ten minutes' walk of the train station, with its direct link to London Paddington in just over 20 minutes and soon to be on the Elizabeth Line (Crossrail) linking Reading with the City of London and Canary Wharf.

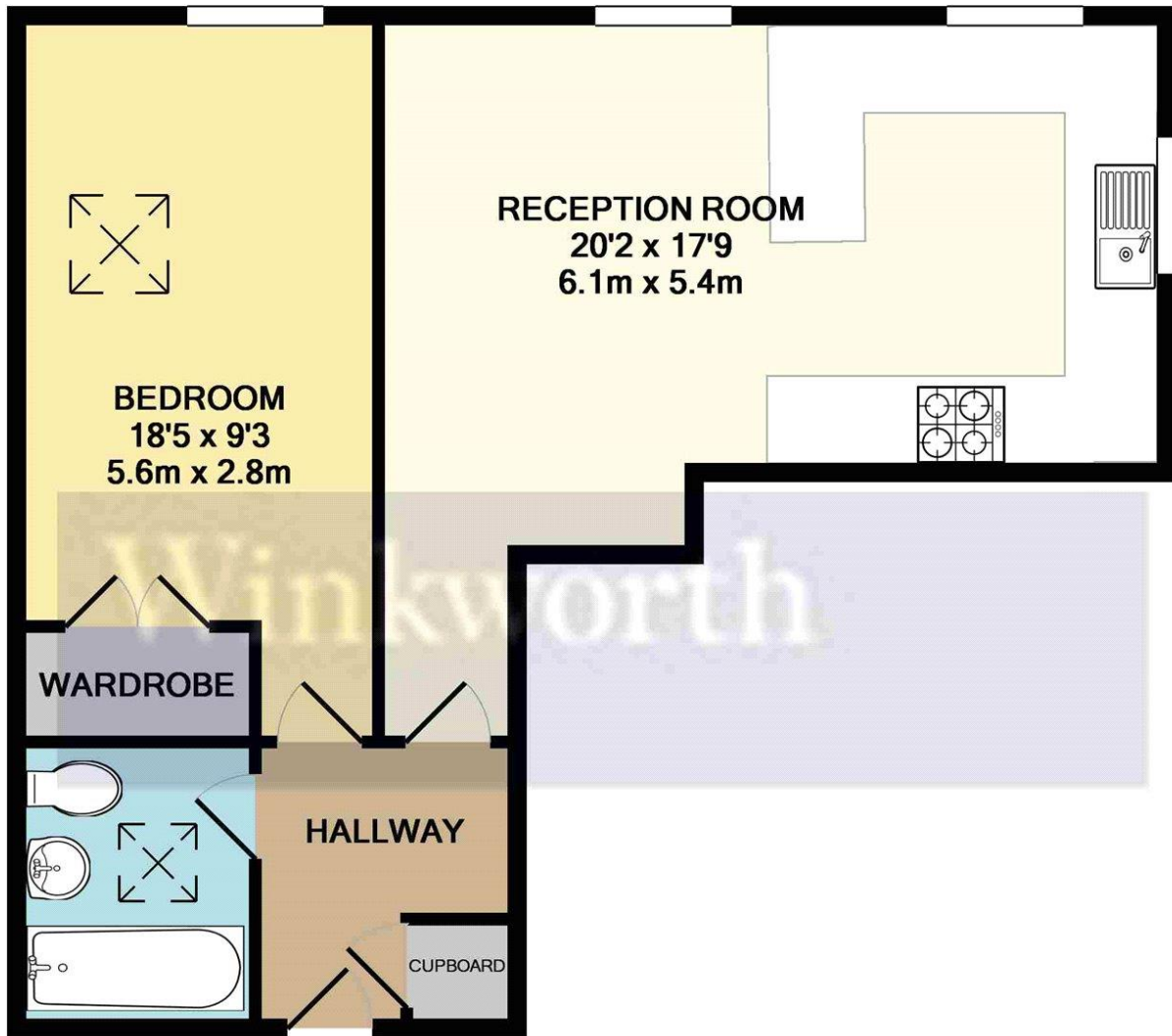
## AT A GLANCE

- No Onward Chain
- Stunning One Bedroom Loft Style Apartment
- Grade II Listed Former Malthouse
- Prime Town Centre Location
- 20ft Open Plan Living Space/Kitchen
- Double Bedroom & Bathroom
- Secure Allocated Parking
- Service Charge £2,000 pa
- Ground Rent £250 pa
- 104 Years Remaining









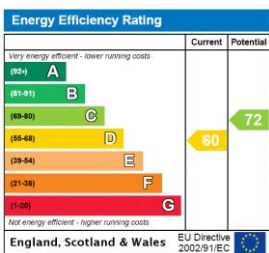
TOTAL APPROX. FLOOR AREA 535 SQ.FT. (49.7 SQ.M.)

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:** Expires - 13/10/2126  
**Service Charge:** £2000 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.



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