



**CASTLE CRESCENT, READING, BERKSHIRE, RG1**  
**GUIDE PRICE £240,000 LEASEHOLD**

**FORMING PART OF THIS GRAND DETACHED RESIDENCE, THOUGHTFULLY CONVERTED IN 2019, A TRULY WONDERFUL CONVERSION APARTMENT OFFERING SUPERB WELL-APPOINTED ACCOMMODATION THROUGHOUT & WITHIN WALKING DISTANCE OF THE TOWN CENTRE**

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## DESCRIPTION:

Forming part of this wonderful Grade II listed character residence, converted in 2019 and superbly situated in the desirable Castle Hill Conservation Area, which is only a 10-minute walk of the town centre. Offering a wealth of charm and character to include 10ft high ceilings, decorative cornicing, picture rails, bright and airy accommodation, sash windows, plantation shutters and gas central heating. The communal front door opens into the original reception hall which services just two other apartments. Positioned on the ground floor, the impressive accommodation comprises of a personal entrance door which opens to a central entrance hall and has two good sized storage cupboards, a spacious living room and there is a separate contemporary fully fitted kitchen which has a comprehensive range of built in appliances. The double bedroom to the rear serves access to a lovely modern bathroom. To the rear of the property there is a large private storage area in the basement of the property, an allocated car parking space, visitor parking spaces for guests, bike storage area, well established communal grounds and an attractive block paved in and out carriageway driveway. Reading train station provides direct links to London Paddington in just over 20 minutes and is soon to be on the tube network with the opening of Crossrail and the Elizabeth Line linking Reading to Canary Wharf and the City of London.

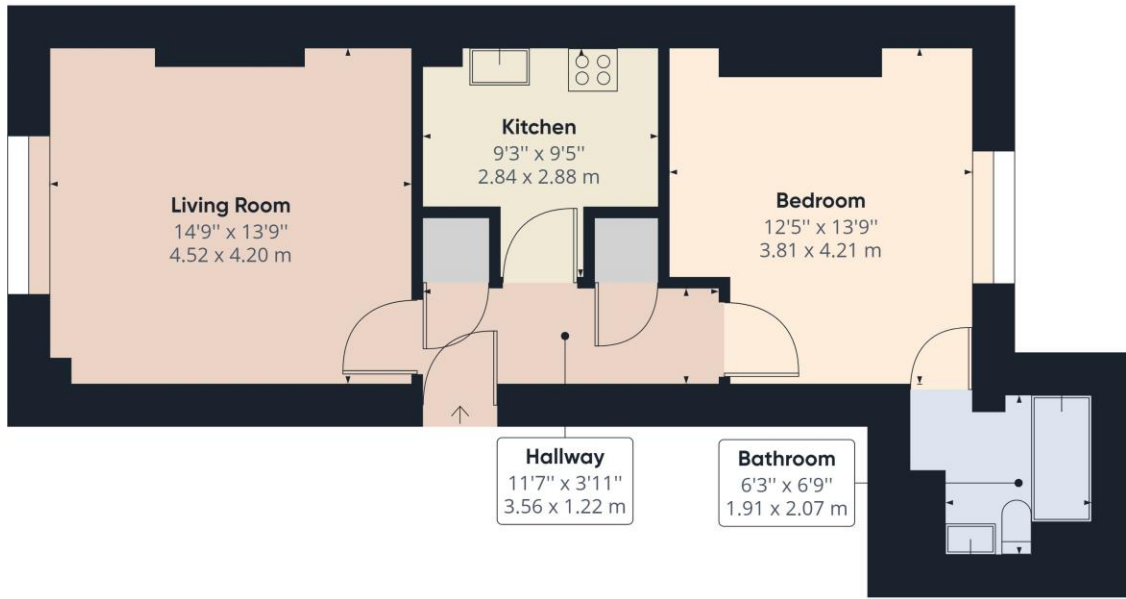
## AT A GLANCE

- Outstanding Conversion Apartment
- 10ft High Ceilings,
- Living Room
- High Specification Kitchen
- Double Bedroom With En-Suite Bathroom
- Allocated Car Parking Space
- Service Charge £1,866 pa
- Ground Rent £250 pa
- 121 Years Remaining On The Lease









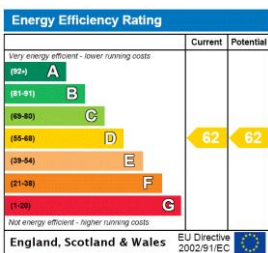
**Approximate total area<sup>(1)</sup>**  
545.77 ft<sup>2</sup>  
50.70 m<sup>2</sup>

(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.

GIRAFFE 360

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.



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