

HOME COURT, LONDON STREET, READING, RG1  
**ASKING PRICE £325,000 LEASEHOLD**

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

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

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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
- Separate Lounge - Fitted Kitchen/Diner
- Two Bathrooms
- Two Balconies
- Secure Allocated Parking
- 999 Year Lease and Zero Ground Rent
- Service Charge £2,041pa
- No Chain
- Council Tax Band C

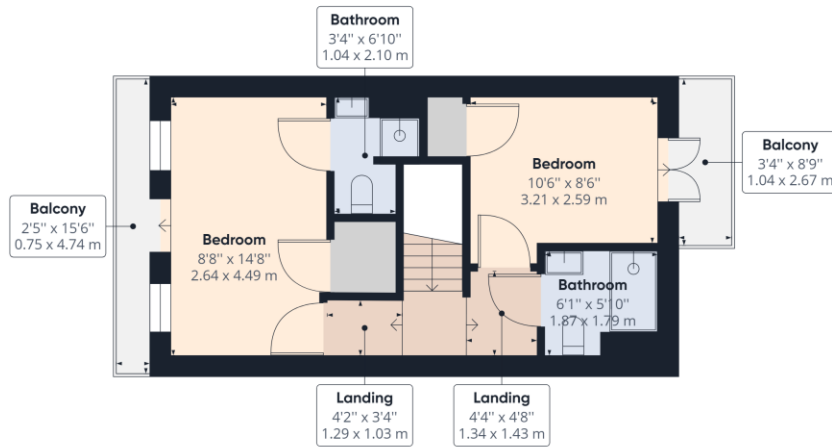








Ground Floor



Floor 1

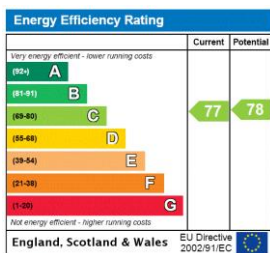
**Approximate total area<sup>(1)</sup>**  
816.67 ft<sup>2</sup>  
75.87 m<sup>2</sup>

(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.

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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.



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