



Winkworth

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Selborne Court, Reading, RG1 3BW

Offers in excess of £220,000 *Leasehold*



A Superb One Bedroom Top Floor Apartment with a Feature Roof Terrace and Secure Gated Off Road Parking

Set on the top floor of this established development in the heart of Reading, this spacious one-bedroom penthouse apartment offers stylish accommodation and the rare benefit of a private roof terrace overlooking the Kennet and Avon Canal.

Ideally positioned on Kings Road, the property is just a short walk from Reading railway station and the vibrant The Oracle shopping and entertainment complex, making it perfect for commuters and those seeking central convenience.

The apartment is well presented throughout and has been refurbished, featuring a re-fitted kitchen and modern bathroom. The generous living space provides ample room for both relaxing and dining, while the spacious double bedroom offers direct access to the standout feature of the home — a private roof terrace. This superb outdoor space enjoys elevated views across the canal and creates an ideal setting for entertaining or unwinding.

Additional benefits include lift access, secure gated undercroft allocated parking. The head lease has been extended by the current owner which gives the added benefit of a zero ground rent, making this an attractive opportunity for both owner-occupiers and investors alike.

KEY FEATURES

- Top floor one-bedroom penthouse apartment in central Reading
- Private roof terrace with views over the Kennet and Avon Canal
- Re-fitted kitchen and modern bathroom
- Generous living/dining space
- Spacious double bedroom with direct terrace access
- Lift access within an established development
- Secure gated undercroft allocated parking
- Replacement windows and door in bedroom
- Zero Ground Rent and Extended Headlease



Reading

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MATERIAL INFO

Tenure: Leasehold

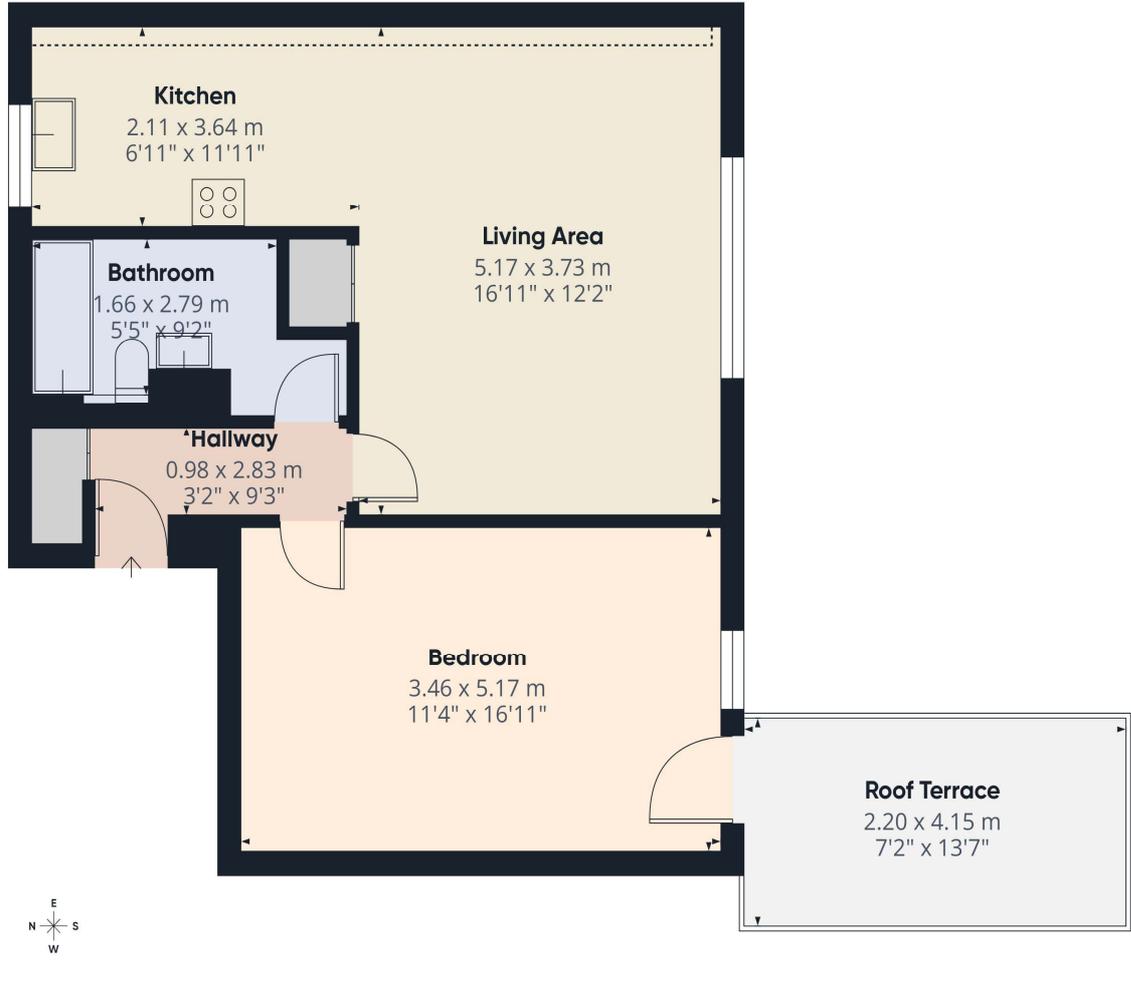
Term: 170 year and 4 months

Service Charge: £2650 per annum (plus buildings insurance)

Ground Rent: £ 0 Annually

Council Tax Band: C

EPC rating: C



Approximate total area⁽¹⁾

54.9 m²
592 ft²

Balconies and terraces

9.1 m²
98 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA260163>

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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