



Winkworth

for every step...

## Oscar Wilde Road, Reading, RG1 3FG

£300,000 *Leasehold*

### Contemporary Two Bathroom Apartment With Corner Balcony Close To Train Station & Town Centre

Situated on the fourth floor with lift access, this elegant apartment features two bedrooms and two bathrooms, including a master bedroom with ensuite. The modern kitchen seamlessly flows into the spacious living and dining area, creating a comfortable living space. The property is in excellent condition and boasts a large corner balcony accessible from the living area, perfect for outdoor relaxation. Residents will benefit from allocated parking, adding to the convenience of this home. With its proximity to the train station and town centre, this stylish residence offers a perfect blend of accessibility and comfort. Do not miss out on the opportunity to own this exceptional property. Contact us today to arrange a viewing



#### KEY FEATURES

- Two Double Bedrooms
- Corner Balcony
- Stylish Bathroom and Ensuite
- 4th Floor With Lift Access
- Allocated Parking (Visible From Apartment)
- Secure Residents' Bike Store
- Close Proximity To Town Centre & Train Station (0.7)
- Excellent Condition



#### Reading

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

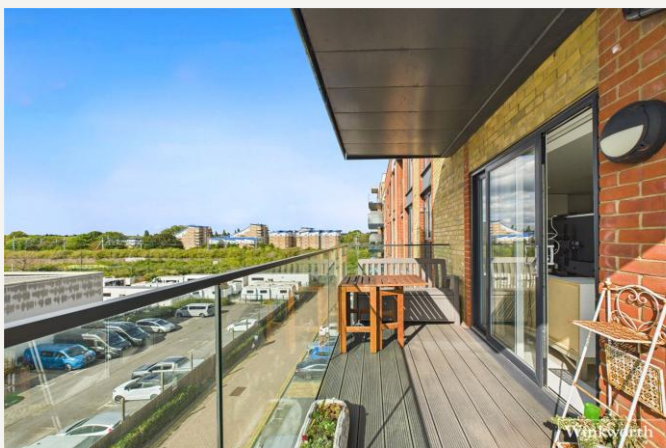
Winkworth

for every step...









## MATERIAL INFO

**Tenure:** Leasehold

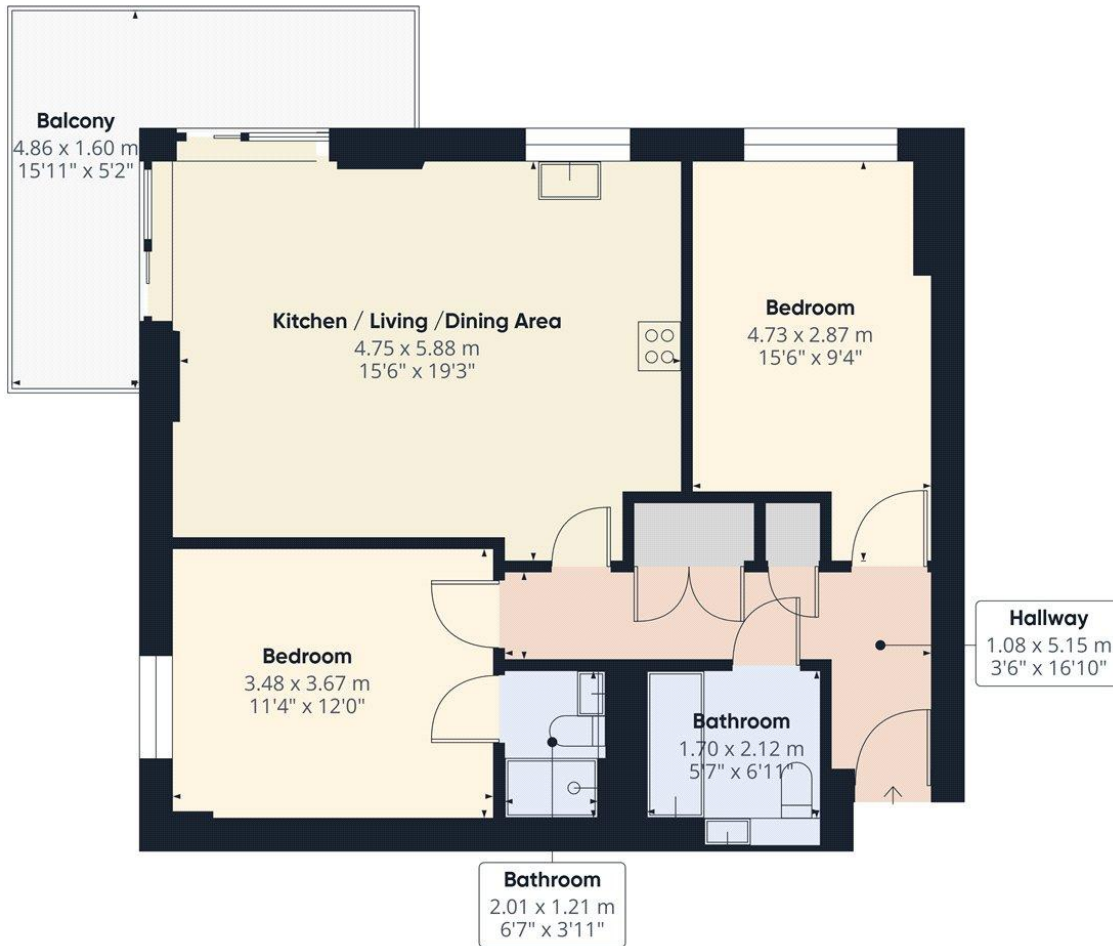
**Term:** 114 year and 11 months

**Service Charge:** £2870 per annum

**Ground Rent:** £ 440 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** B

Approximate total area<sup>(1)</sup>70.7 m<sup>2</sup>  
761 ft<sup>2</sup>

Balconies and terraces

12.8 m<sup>2</sup>  
138 ft<sup>2</sup>

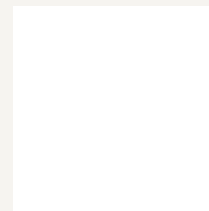
(1) Excluding balconies and terraces

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	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below


<https://www.winkworth.co.uk/sale/property/REA250793>

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.

## Reading

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

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.