



Winkworth

for every step...

Oscar Wilde Road, Reading, RG1 3FG

OFFERS IN EXCESS OF £300,000 *Leasehold*

Modern Two Bedroom Third Floor Apartment With Lift In Reading Town Centre With No Onward Chain

Boasting no onward chain, this stylish third-floor apartment is set within a modern purpose-built development and offers contemporary living in a highly convenient location.

The accommodation comprises two well-proportioned bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. A further stylish family bathroom serves the second bedroom and guests.

At the heart of the home is a sleek open-plan living/kitchen/dining area, thoughtfully designed for both relaxing and entertaining. The living space opens onto a private balcony, providing the perfect spot to enjoy some fresh air.

Further benefits include lift access and allocated parking, ensuring both comfort and practicality for residents.

Ideally situated within easy reach of Reading town centre and the mainline train station, the property is perfectly positioned for commuters and those looking to enjoy the wide range of shops, restaurants and leisure facilities nearby.

An excellent opportunity for first-time buyers, investors or those looking to downsize. Early viewing is highly recommended.



KEY FEATURES

- No Onward Chain
- Two Bedroom Apartment
- Town Centre Location
- Close To Train Station
- Third Floor With Lift access
- Two bathrooms
- Allocated parking space
- Balcony



Reading

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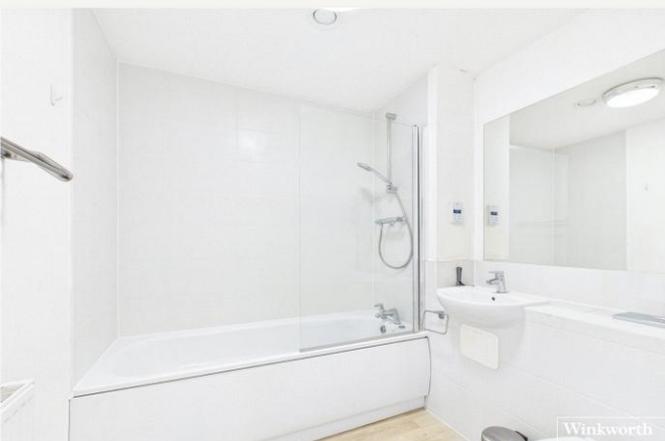
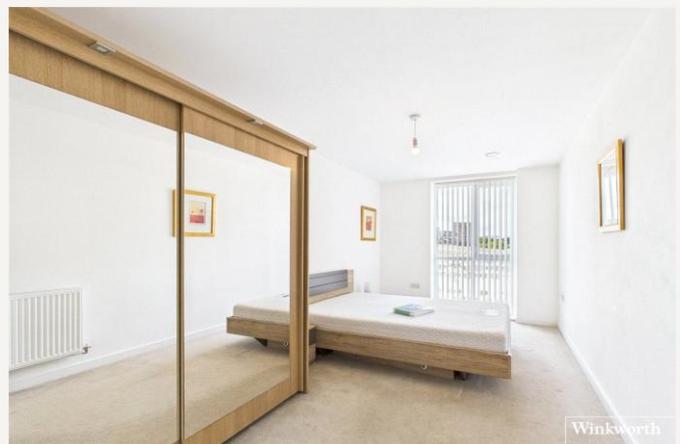
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MATERIAL INFO

Tenure: Leasehold

Term: 113 year and 10 months

Service Charge: £3258 per annum

Ground Rent: £ 440 Annually (subject to increase)

Council Tax Band: C

EPC rating: B



Approximate total area⁽¹⁾
68.5 m²
737 ft²

Balconies and terraces
6.5 m²
70 ft²

(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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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