



ALBION TERRACE, READING, BERKSHIRE, RG1
GUIDE PRICE £260,000 SHARE OF FREEHOLD

**SPACIOUS GRADE II LISTED ONE BEDROOM FIRST
 FLOOR TOWN CENTRE APARTMENT, SITUATED IN
 THIS SOUGHT-AFTER DEVELOPMENT**

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DESCRIPTION:

Offered to the market with no onward chain a superb one bedroom room first floor apartment located in Albion Terrace, one of Reading's finest Grade II* listed buildings. Constructed in 1835, Albion Terrace has always presented an imposing frontage to one of Reading's main thoroughfares and in recent years has undergone a £1m+ external building project that involved replacing the whole of the roof and restoring many of its original Georgian architectural features. The property is ideally situated within easy walking distance of the town centre, train station and the Royal Berkshire Hospital.

The property comprises of a double bedroom with built in wardrobes, large south facing living/dining room with Georgian sash windows and there is a fitted kitchen. To the rear of the property here are well-maintained communal grounds and a secure allocated car parking space. This property would make an excellent first time or investment purchase.

AT A GLANCE

- Attractive Grade II Period Building
- Spacious First Floor Apartment
- Secure Allocated Parking
- South Facing Reception Room
- Communal Grounds
- No Onward Chain
- 950 Year Lease
- Service Charge £2,150 pa





FIRST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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