



**TILEHURST ROAD, READING, BERKSHIRE, RG1**  
**OFFERS IN EXCESS £250,000 LEASEHOLD**

**A TWO BEDROOM FIRST FLOOR APARTMENT WITH  
 VIEWS OVER READING IN A PERIOD CONVERSION ON  
 THE EDGE OF THE TOWN CENTRE**

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

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## DESCRIPTION:

A well presented and bright two bedroom first floor apartment in this sympathetic period conversion on the western edge of Reading Town Centre. Located in this select development of just 17 apartments a short walk from Reading West Train Station and a mile from Reading Station with its direct link to London Paddington in 21 minutes and positioned in an elevated position with far reaching views over Reading. Living Accommodation comprises, a spacious dual aspect lounge/diner with large windows, two bedrooms, a modern bathroom and a contemporary fitted kitchen with built in appliances and granite work surfaces. There is a well maintained communal garden and off road parking space in the grounds. This lovely well located apartment whilst finished to a modern standard retains a wealth of original features including, high ceilings, sash windows and coving and is being sold with no chain complications.

## AT A GLANCE

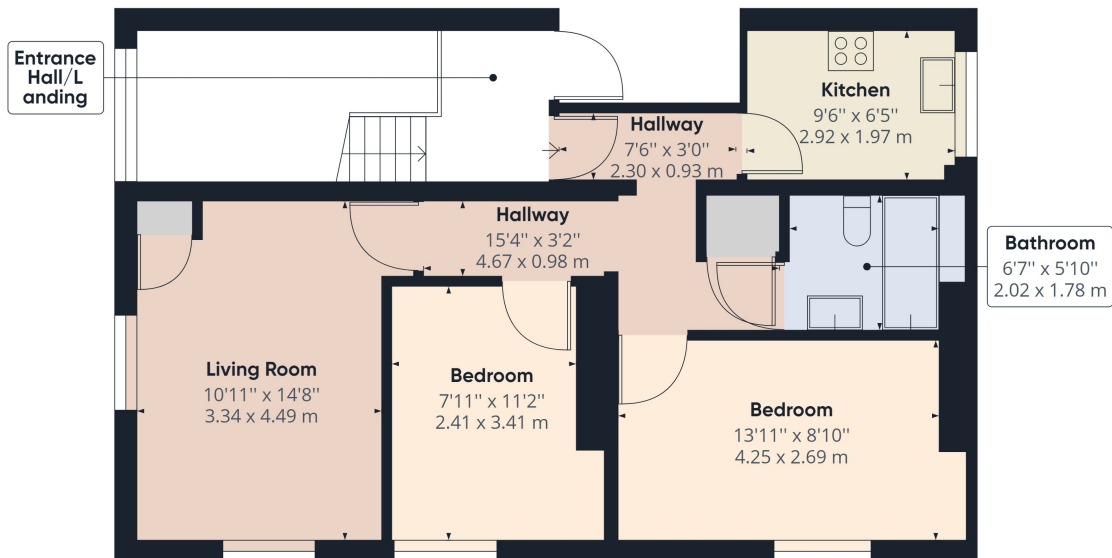
- Two Bedroom Period Conversion Apartment
- Edge of Town Centre Location
- Spacious Dual Aspect Living Room
- Fitted Kitchen with Granite Work Surfaces
- Modern Bathroom
- Off Road Parking
- No Chain
- 109 Years on Lease
- £200 Per Annum Ground Rent
- £1906 Per Annum Service Charge











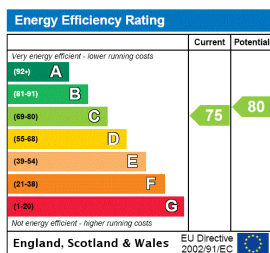
Approximate total area<sup>(1)</sup>  
597.79 ft<sup>2</sup>  
55.54 m<sup>2</sup>

(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.

GIRAFFE360

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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