



**WATERSIDE GARDENS, READING, BERKSHIRE, RG1**  
**GUIDE PRICE £200,000 LEASEHOLD**

## **A ONE BEDROOM FIRST FLOOR TOWN CENTRE APARTMENT IN ONE OF READING'S FAVOURERED DEVELOPMENTS**

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## DESCRIPTION:

Set in one of Reading's best established and favoured developments, the Holybrook, this one bedroom apartment is for sale with no chain complications. Located in the heart of the town centre next to the River Kennet and the Oracle shopping and entertainment complex the property comprises, a large entrance hall which can double up as a study space, a 17ft reception room with bay window, double bedroom with built in wardrobes, a fitted kitchen and a bathroom. The property further benefits from a long lease, excellent value service charge and low ground rent plus an off road allocated parking space and visitors parking permit. The property would suit a first time buyer, be an ideal 'pied-a-terre' or make an excellent investment purchase with a potential rental yield in excess of 6 %.

## AT A GLANCE

- One bedroom first floor apartment
- Popular Town Centre location
- Allocated off road parking and visitors space
- Excellent investment or first time purchase
- 963 Year Lease
- Ground Rent - £170 Per Annum
- Service Charge - £1400 Per Annum
- Potential 6% + rental yield
- No chain



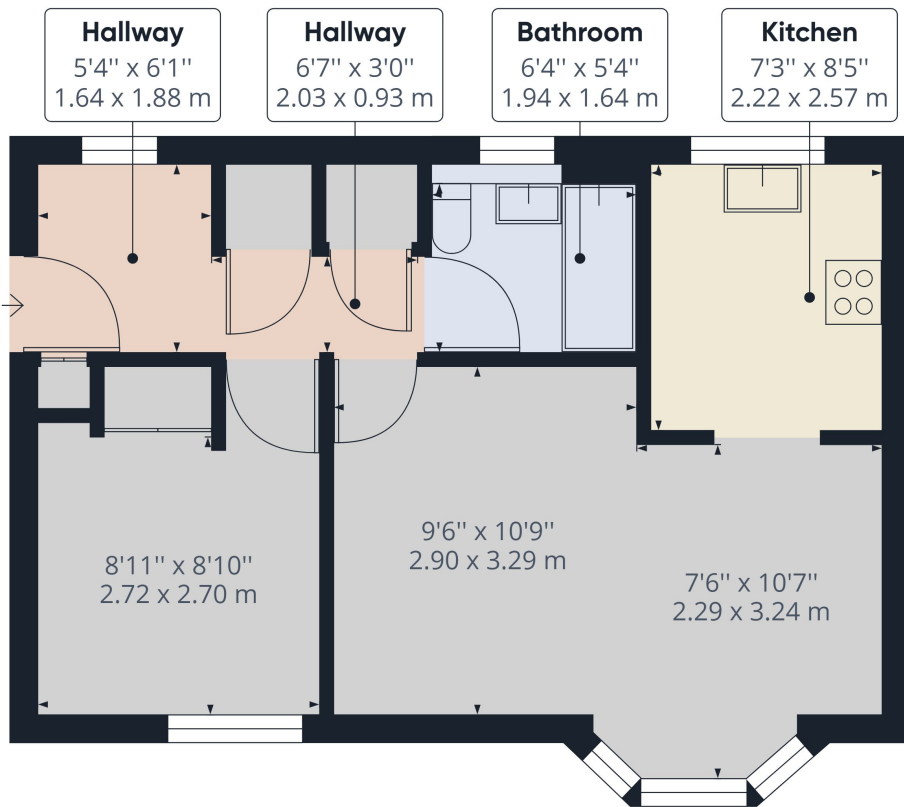
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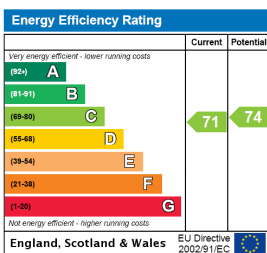
Approximate total area<sup>(1)</sup>  
450.47 ft<sup>2</sup>  
41.85 m<sup>2</sup>

(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.

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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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