



**KINGS OAK COURT, READING, BERKSHIRE, RG1
OFFERS IN EXCESS OF £250,000 LEASEHOLD**

A SUPERBLY APPOINTED TWO BEDROOM TOWN CENTRE APPARTMENT WITH SECURE ALLOCATED PARKING

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DESCRIPTION:

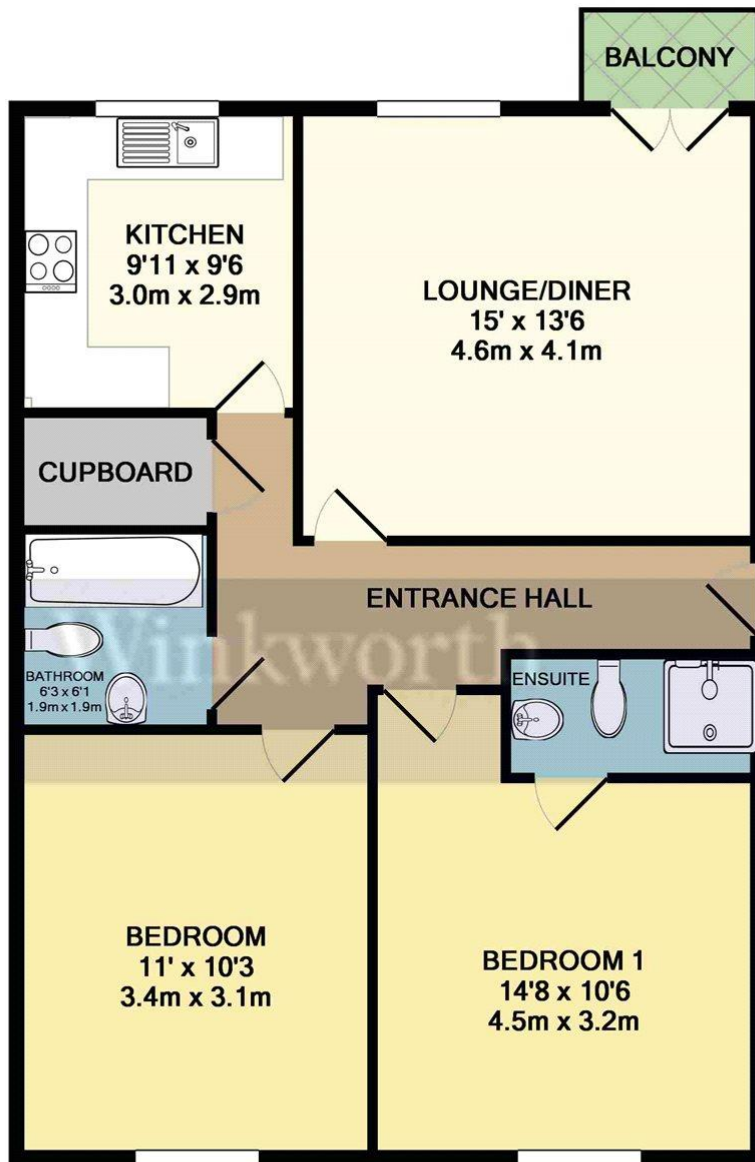
Offered to the market with no onward chain, a superbly appointed two-bedroom ground floor apartment offering fantastic sized accommodation. Situated in the popular Kings Oak Court development, within the heart of the town centre. The well-appointed accommodation comprises of a spacious reception room which has a balcony, separate kitchen, master bedroom with en suite and there is a further generous double bedroom which is complemented by a bathroom. Offering excellent access to the mainline train station which serves direct access to London Paddington in just over 20 minutes and soon to be on the Elizabeth Line (Crossrail) linking Reading with the City of London and Canary Wharf. The property also benefits from a secure allocated parking space.

AT A GLANCE

- No Onward Chain
- Superb Condition Throughout
- Reception Room With Private Balcony
- Kitchen
- Two Double Bedrooms
- Master With En Suite
- Secure Allocated Parking Space
- Service Charge £2120.08 pa
- Ground Rent £150 pa
- 103 Years Remaining On The Lease





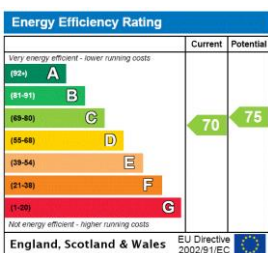


TOTAL APPROX. FLOOR AREA 760 SQ.FT. (70.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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