



## London Road, Reading, Berkshire, RG1 5AG

Offers In Excess Off £260,000 *Leasehold*



Situated In This Highly Sought After Development, An Impressive Two Bedroom Apartment In This Georgian Grade II Listed Conversion

An impressive period apartment offered to market with no onward chain and set within this highly sought-after development by Thomas Homes, converted from the former University buildings. Ideally situated within walking distance of Reading town centre, the mainline train station, and the Royal Berkshire Hospital, the property offers an exceptional blend of historic character and contemporary design.

The sympathetic conversion has created a beautifully light and airy interior, featuring a spacious open-plan living room and kitchen with striking high ceilings. There are two generously sized bedrooms, complemented by a luxuriously appointed bathroom.

Residents benefit from well-maintained communal grounds, allocated parking close by, a dedicated bike store, and the additional comfort of an integrated air filtration system.

This outstanding apartment presents an excellent opportunity for first-time buyers and investors seeking a stylish and conveniently located home.

### KEY FEATURES

- No Onward Chain
- Two Bedroom 3rd Floor Apartment
- Georgian Grade II Listed conversion
- Secure Allocated Parking (South St Car Park)
- Excellent Condition Throughout
- Close To Town & Train Station
- Stylish Bathroom
- Air Filtration System
- Far Reaching Views
- 118 Year Lease

### Reading

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## MATERIAL INFO

**Tenure:** Leasehold

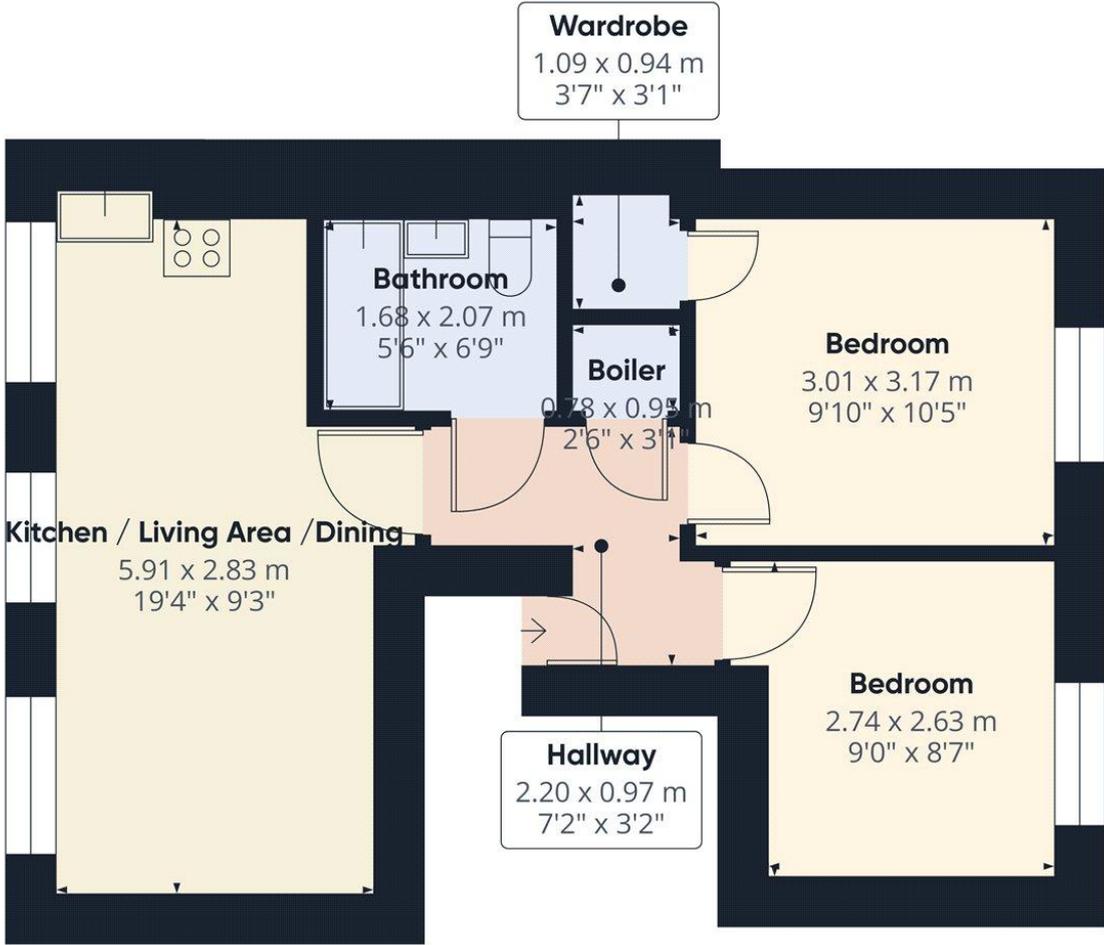
**Term:** 118 year and 0 months

**Service Charge:** £3407.81 per annum

**Ground Rent:** £ 250 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** D



Approximate total area<sup>(1)</sup>  
42.1 m<sup>2</sup>  
454 ft<sup>2</sup>

(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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	57 D
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



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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.

**Reading**

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