



PETWORTH COURT, BATH ROAD, READING , RG1 6PH
£235,000 LEASEHOLD

TWO BEDROOM SPLIT LEVEL APARTMENT AVAILABLE WITH NO ONWARD CHAIN COMPLICATIONS

Reading | 0118 4022 300 | reading@winkworth.co.uk

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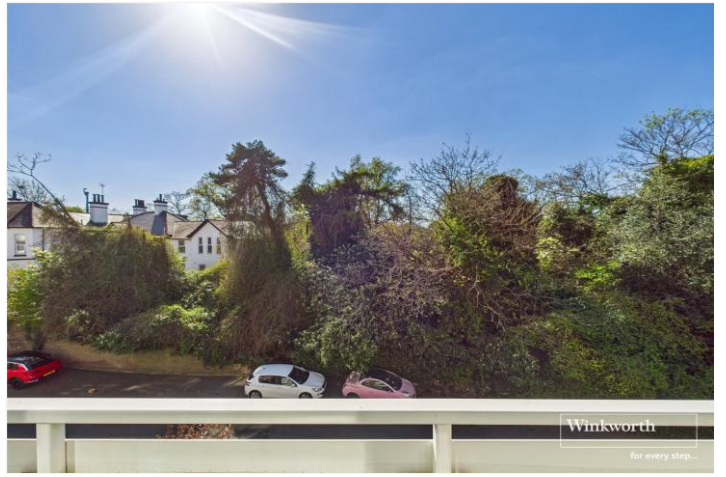
DESCRIPTION:

Presenting a rare opportunity to acquire a stunning split-level apartment with two double bedrooms and no onward chain. This property features a separate cloakroom and bathroom, along with a spacious kitchen/breakfast room perfect for everyday dining. The large and bright living room opens onto a generous balcony, ideal for relaxation and entertaining. Residents will appreciate the convenience of allocated parking and a garage in block. Recently redecorated to a high standard, this apartment is in excellent condition and ready for immediate occupation. Don't miss out on the chance to make this your new home. Contact us today to arrange a viewing and discover the lifestyle this property has to offer.

AT A GLANCE

- No Onward Chain
- Two Double Bedrooms
- Split Level Accommodation
- Residents Parking
- Garage In Block
- Communal Gardens
- Large Living Room With Balcony
- Very Long Lease Approx. 950 years





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Ground Floor



Floor 1

Approximate total area[®]

711.16 ft²
66.07 m²

Balconies and terraces

36.38 ft²
3.38 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	78 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 944 year and 7 months

Service Charge: £1820 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: B

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.

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