



HERMITAGE, READING, BERKSHIRE, RG1  
OFFERS IN EXCESS OF £325,000 LEASEHOLD

A CONTEMPORARY TWO BEDROOM, TWO BATHROOM  
TOWN CENTRE APARTMENT ON THE 9TH FLOOR  
WITH FAR REACHING VIEWS OVER READING.

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

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## DESCRIPTION:

A contemporary ninth floor two bedroom apartment located in the heart of Reading town centre, a short distance from Reading train station with its direct links to London Paddington in just over 20 minutes (now also on the Tube Network with the Elizabeth Line linking Reading with Canary Wharf). The property comprises a spacious open plan lounge and fitted kitchen with a range of integrated appliances, two double bedrooms both with built in wardrobes and one with a modern en-suite shower room. There is a second bathroom suite, ample storage and a balcony off the lounge overlooking the courtyard and offering far reaching views over Reading's rooftops. The property further benefits from well-kept maintained communal areas, a concierge, video entry phone system and a secure allocated under-croft parking space in the gated car park. This impressive well-appointed apartment is being sold with no chain complications and will appeal to young professionals, downsizers and investors seeking a prime location.

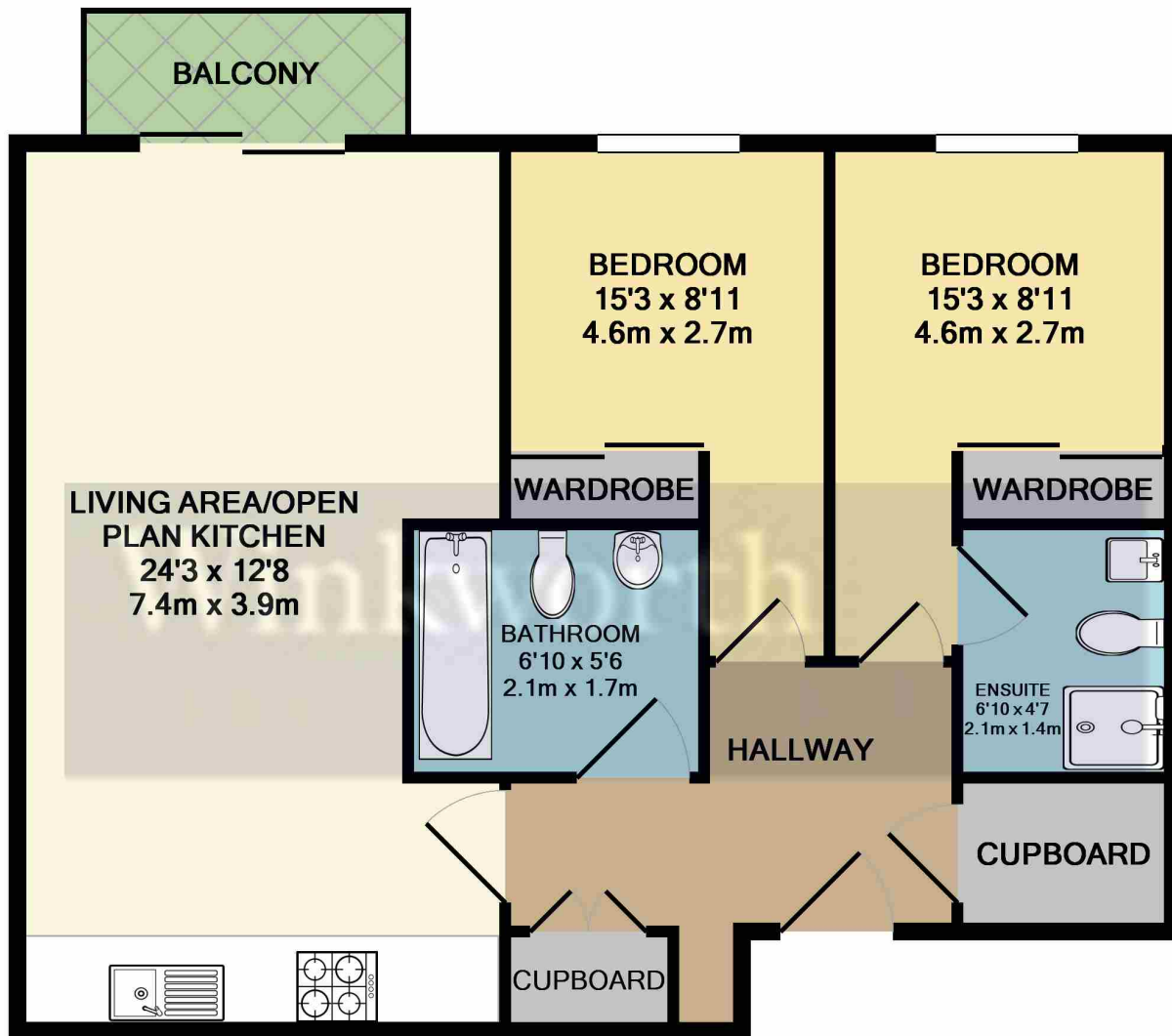
## AT A GLANCE

- Two Bedroom 9th Floor Apartment
- Town Centre Location
- Two Double Bedrooms with Built in Wardrobes
- Two bathrooms
- Balcony with Courtyard Outlook
- 24ft. Open Plan Living Room
- Service Charge £1857.74 Per Annum
- Ground Rent £350 Per Annum
- 234 Year Lease









TOTAL APPROX. FLOOR AREA 755 SQ.FT. (70.1 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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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.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
<b>A</b> (92-100)	
<b>B</b> (81-91)	83 84
<b>C</b> (69-80)	
<b>D</b> (55-68)	
<b>E</b> (39-54)	
<b>F</b> (21-38)	
<b>G</b> (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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