



**ALEXANDRA HOUSE, READING, BERKSHIRE, RG1 4EJ
OFFERS IN EXCESS OF £270,000 SHARE OF FREEHOLD**

**TWO BEDROOM, TWO BATHROOM TOP
FLOOR TOWN CENTRE APARTMENT IN A
GRADE II LISTED BATHSTONE CONVERSION.**

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



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DESCRIPTION:

An impressive high spec. top floor town centre apartment in this Grade II listed Bath stone building a short walk from Reading Station and offering excellent access to Thames Valley Park and the A329(M). The property was converted in 2003 by Highfield Developments to the highest of standards and features include Cat 5 cabling, surround sound integrated speakers, light tunnels in the hallway, engineered oak flooring, high spec. bathroom and kitchen and a central vacuum point.

The property has lift access and accommodation comprises; an open plan living area with fitted kitchen area and a unique roof light allowing light into the living space during the day and being lit up in the evening acting as a superb feature. There are two bedrooms, the master with an en-suite bathroom and a further shower room. The property further benefits from a communal BBQ area, secure bicycle store and gated residents parking to the rear. The property is for sale with no onward chain and would make an excellent first time purchase, investment, second home or suit someone downsizing and requiring access to the town centre and transport links.

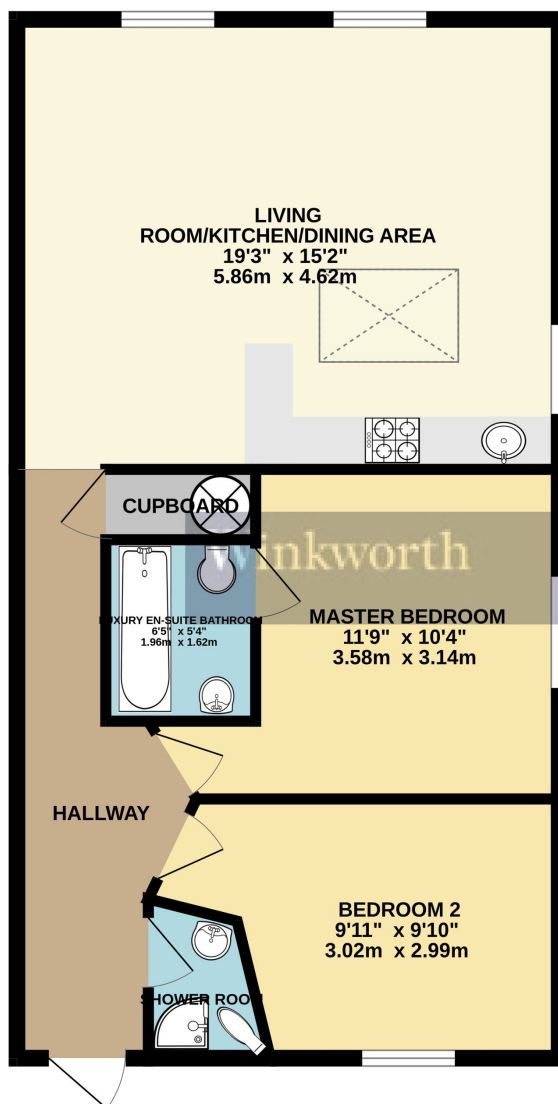
AT A GLANCE

- Two bedroom Top Floor Town Centre Apartment
- Lift access
- Two bathrooms
- Grade II Listed Building Conversion
- Gated Off Road Parking Space to the Rear
- No Chain Complications
- Service Charge £2366 per annum
- Zero Ground Rent
- 105 Year Lease
- Council Tax Band D





TOP FLOOR
708 sq.ft. (65.7 sq.m.) approx.



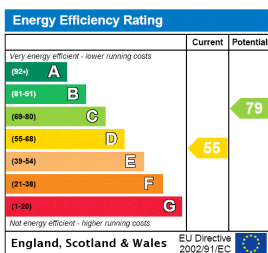
TOTAL FLOOR AREA: 708 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Tenure: Share of Freehold
Term: Expires - 25/12/2128
Service Charge: £2366.1 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: D

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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