



ALL SAINTS GARDENS, TILEHURST ROAD, READING, RG1
GUIDE PRICE £325,000 LEASEHOLD

A TWO BEDROOM PENTHOUSE APARTMENT WITH A
SUPERB ROOF TERRACE OFFERING FAR REACHING VIEWS
OF READING, THE SOUTH OXFORDSHIRE COUNTRYSIDE
AND THE CHILTERN

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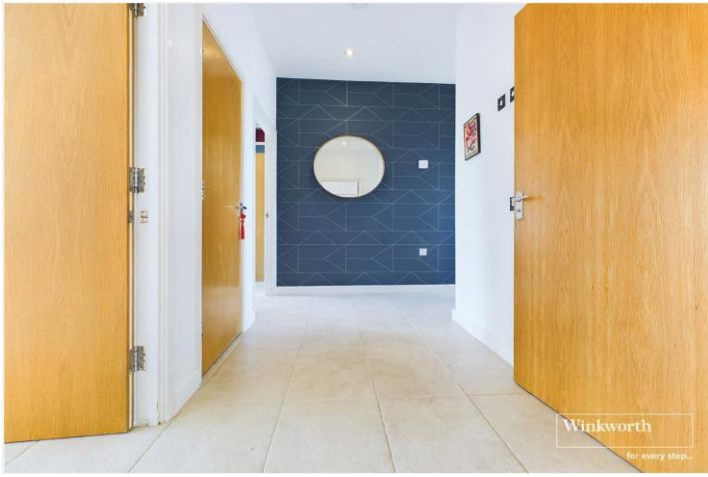
DESCRIPTION:

This superb penthouse apartment set on the western edge of Reading Town Centre is complete with a delightful roof terrace measuring almost 26ft. (8m) and offering far reaching views over Reading. Located in this select development of just 17 apartments a short walk from Reading West Train Station and a mile from Reading Station with its direct link to London Paddington in just over 20 minutes and on the Elizabeth Line (Crossrail) linking Reading with the City of London and Canary Wharf. The property is positioned in an elevated position and the roof terrace which is perfect for entertaining, al fresco dining or simply chilling out over the roof tops takes advantage of this vista as do many of the apartments windows. Entering the property you will walk into a generous hallway with a porthole window directly to the left allowing you to take in the view. There are ample storage cupboards in the hall and then access to two double bedrooms, a modern bathroom and then the spacious dual aspect living room with a fitted kitchen to one end with views. The master bedroom has a contemporary en-suite bathroom and there is allocated off road parking in the grounds of the development. This unique apartment would make a great first time purchase, suit a down sizer or someone wishing for the benefits of apartment living yet with good outside space and is for sale with no chain complications.

AT A GLANCE

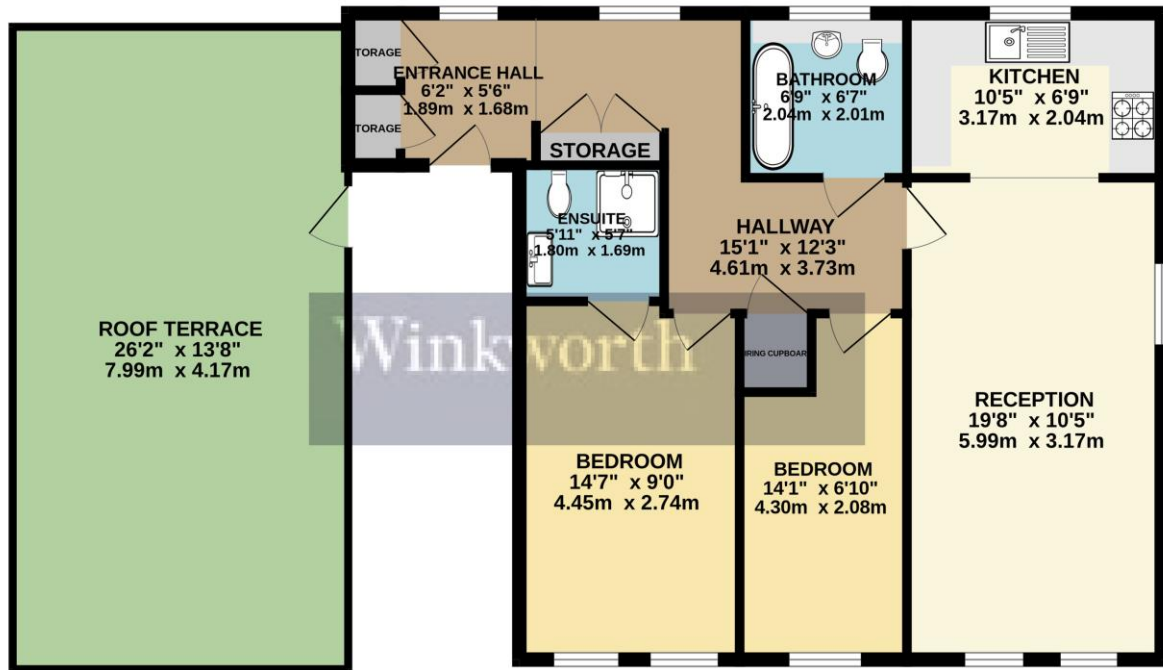
- 2 Bedroom Penthouse Apartment
- Large Roof Terrace with Views over Reading
- Two Contemporary Bathrooms
- Modern Kitchen
- Generous Hallway with Ample Storage
- Lease - 109 Years Remaining
- Service Charge - £1624 Per Annum
- Ground Rent - £200 Par Annum
- Council Tax C
- No Chain







THIRD FLOOR
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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