



South Street, RG1 4RA

£165,000 *Leasehold*

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This modern town centre apartment is perfectly located for easy access to Reading train station, along with the town's wide selection of bars, restaurants and attractions.

The property features an impressive open-plan living room and kitchen with elevated views over the town centre, as well as a double bedroom accompanied by a contemporary en-suite shower room. Additional benefits include double-glazed windows, gas radiator

heating with a boiler installed in 2022, a 112-year lease, ground rent of £250 per annum, and a service charge of £200 per month.

Please note: parking is available via on-street permit only.



Reading

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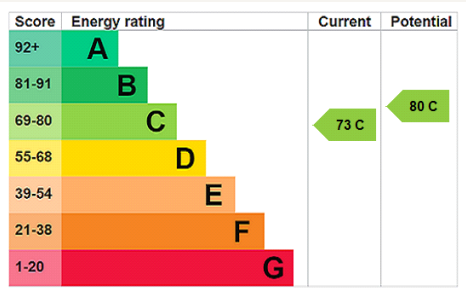
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LOCATION

Reading is one of the south east's largest towns just over 20 minutes from London by train, with trains running every five minutes or so. Home to many of the city's commuters there are excellent road or rail links to Heathrow, Swindon, Oxford, Basingstoke and farther afield. Reading is nestled in the heart of Royal Berkshire with beautiful countryside never being far away. There are lovely riverside walks along the River Thames tow paths and the Kennet and Avon Canal and the Berkshire and Chiltern Downs are not far away. Reading offers a rich mix of shops and markets. In the heart of the town and located on the banks of the River Kennet is The Oracle shopping centre which combines chic boutiques along with high street favourites including, H & M, Victoria's Secret, River Island and Reiss. Within a minute's walk there are many high-street favourites including John Lewis and Marks & Spencer. There are restaurants, cafes and brasseries to suit every taste in Reading. In the surrounding countryside you will also find an excellent range of farm shops and microbreweries selling an array of local produce.

Reading school was founded in 1125 and is the 16th oldest school in England, there are six other state secondary schools along with thirty seven state primary schools in the borough. In addition there are some well-recognised and top ranked independent and public schools in Reading and its surrounding catchment including Leighton Park, Queen Annes, The Abbey, Crosfields, Bradfield College, The Oratory and Reading Blue Coat. Kendrick girls' school is one of the top grammar schools in the UK. Reading University was established in 1892 and is ranked in the top 1% of Universities in the world. There are almost 23,000 students from all over the globe.



MATERIAL INFO

Tenure: Leasehold
Term: 112 Years
Service Charge: £2400 per annum
Ground Rent: £ 250 Annually (subject to increase)
Council Tax Band: B
EPC rating: C

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



<https://www.winkworth.co.uk/sale/property/REA251016>

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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