



## Alfred Street, Reading, Berkshire, RG1 7LS

Offers In Excess Of £300,000 *Leasehold*

### A Well Presented Two Bedroom, Two Bathroom Fifth Floor Town Centre Parking with Secure Gated Allocated Parking

An immaculate two-bedroom fifth-floor apartment, ideally positioned in the heart of the town centre within a well-maintained development close to Reading Station.

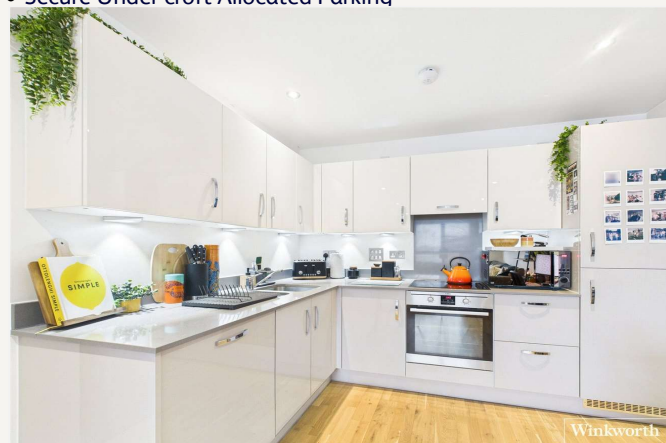
Accessible via lift, the apartment offers stylish and comfortable living accommodation comprising a bright open-plan living space with a high-specification fitted kitchen, perfect for modern living. There are two generous double bedrooms, with the principal bedroom benefiting from built-in wardrobes. The property further features two contemporary bathrooms, including a family bathroom with a bath and a sleek en-suite shower room. A separate laundry cupboard provides space for the washing machine along with additional storage.

Large windows and the elevated fifth-floor position allow for an abundance of natural light throughout, creating a light and airy feel. The apartment is ideally suited to young professionals, downsizers, or those seeking a convenient central location.

Additional benefits include parking and well-maintained communal areas, completing this highly desirable town-centre home.

### KEY FEATURES

- Immaculate two-bedroom apartment set on the fifth floor
- Prime town centre location just 0.4 mile from Reading Station
- Lift access within a well-maintained development
- Bright open-plan living space with high-specification fitted kitchen
- Two double bedrooms, principal bedroom with built-in wardrobes
- Two contemporary bathrooms including en-suite and family bathroom
- Large windows providing excellent natural light and elevated views
- Secure Under croft Allocated Parking



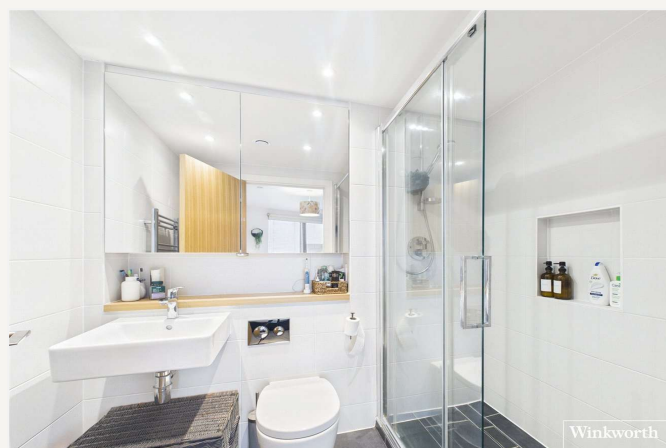
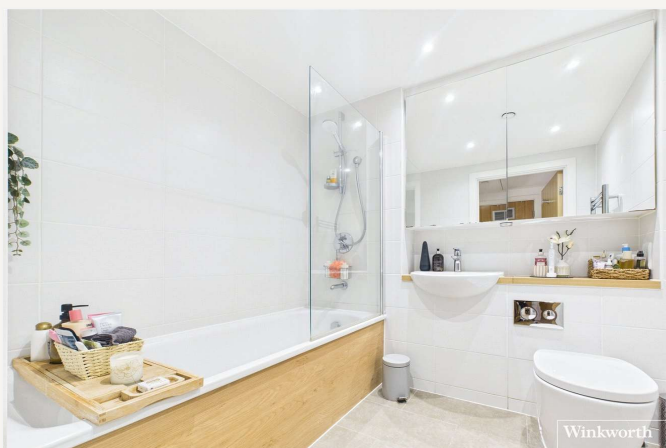
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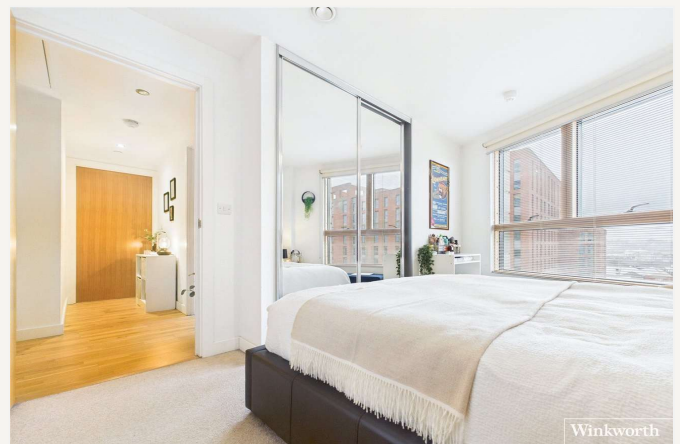
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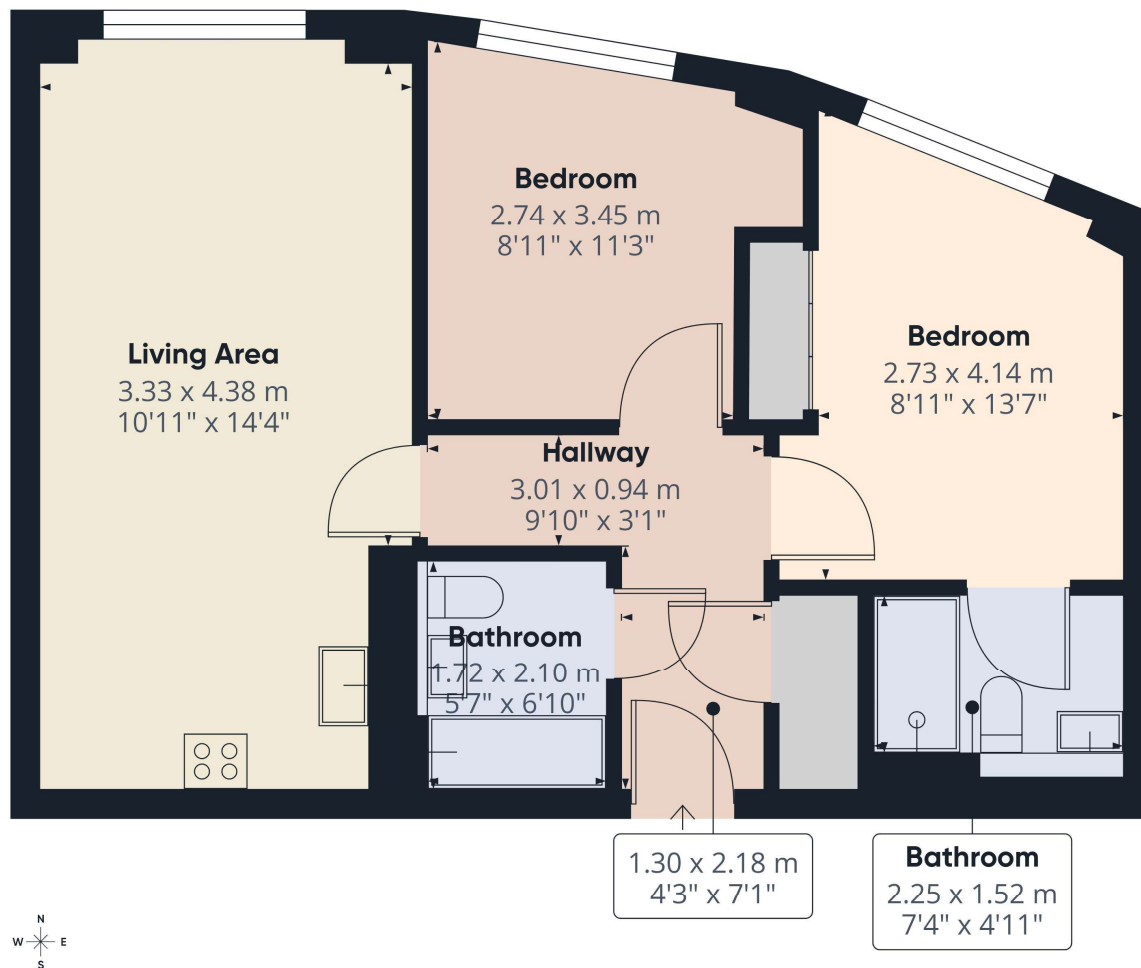




## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 237 year and 1 months  
**Service Charge:** £4020.55 per annum (Jan – Dec 2025)  
**Ground Rent:** £ 350 Annually (subject to increase)  
**Council Tax Band:** D  
**EPC rating:** To be confirmed





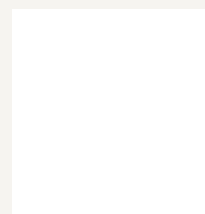
**Approximate total area<sup>(1)</sup>**  
56.9 m<sup>2</sup>  
613 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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