



Alfred Street, Reading, Berkshire, RG1 7LS

£290,000 *Leasehold*

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

Ideal first time buy or Investment opportunity. Potential rental yield of 6.6 %. 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.

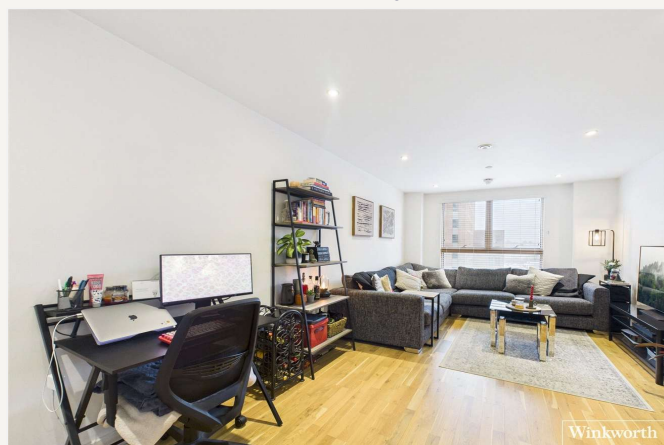
Large windows and the elevated fifth-floor position allow for an abundance of natural light throughout, creating a light and airy feel. The apartment is ideally suited to young professionals, downsizers, or those seeking a convenient central location.

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

KEY FEATURES



- Ideal First Time Buy or Investment Opportunity
- Potential Rental Yield 6.6 %
- Immaculate Two Bedroom 5th Floor Apartment
- Town Centre Location 0.4 mile From Reading Station
- Lift Access Within Well Maintained development
- Bright Open-Plan Living Space, High-Spec Kitchen
- Two Double Bedrooms
- Two Contemporary Bathrooms
- Large Windows With Elevated Views
- Secure Undercroft Allocated Parking

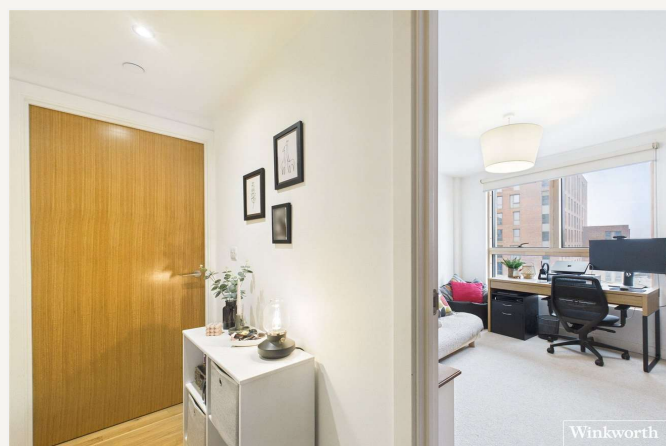


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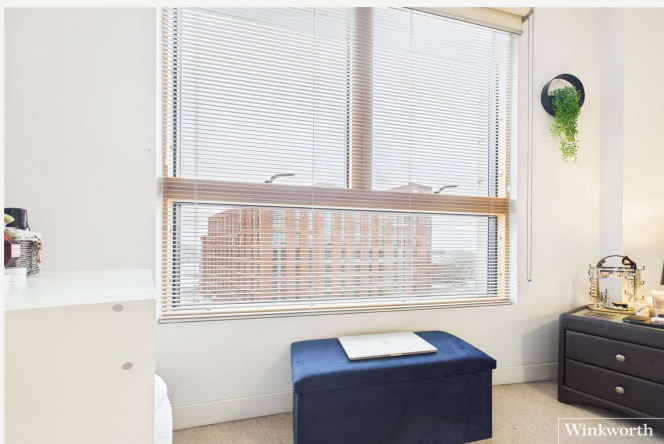
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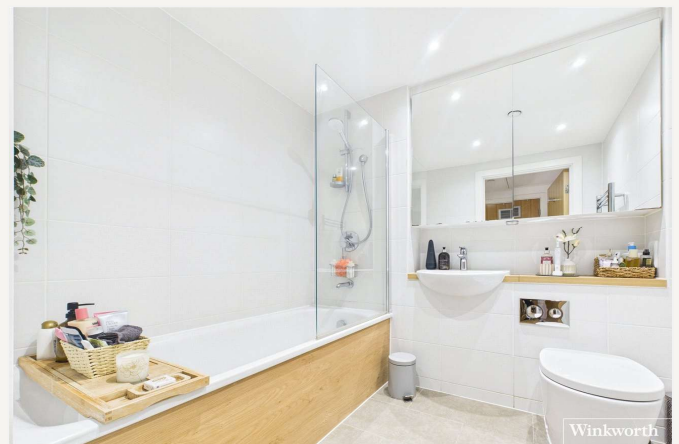




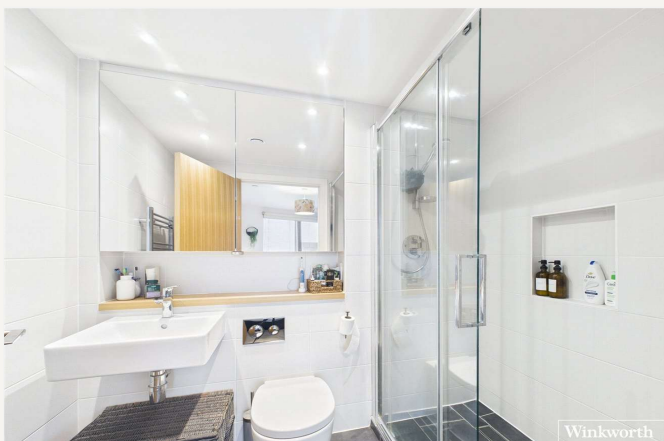
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MATERIAL INFO

Tenure: Leasehold

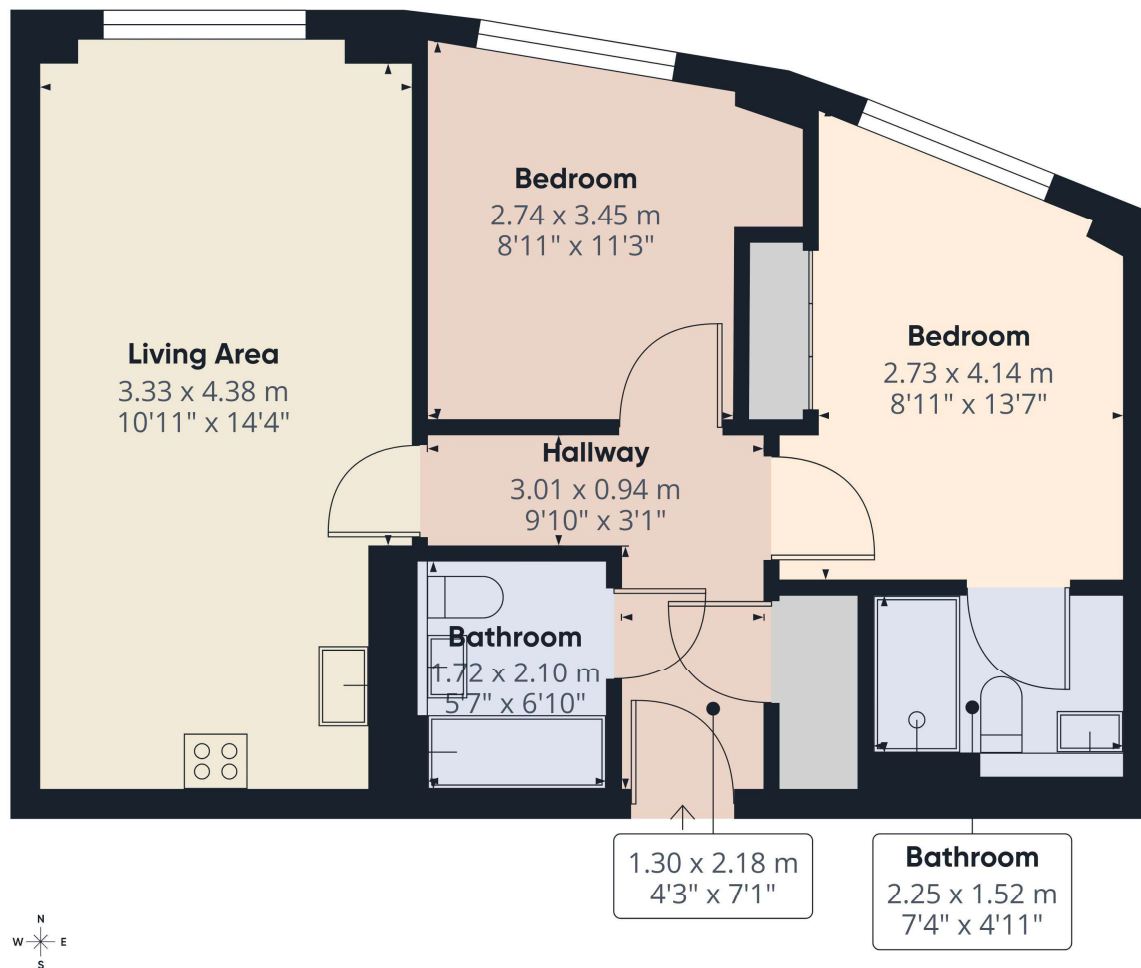
Term: 236 year and 6 months

Service Charge: £4020.55 per annum

Ground Rent: £ 350 Annually (subject to increase)

Council Tax Band: D

EPC rating: C



Approximate total area⁽¹⁾
56.9 m²
613 ft²

(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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA250338>

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer. 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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