



Oxford Road, Berkshire, RG30

Offers in excess of £165,000 *Leasehold*



This well-presented ground floor one-bedroom apartment is ideally situated just 100 metres from Reading West Station, offering superb access to transport links, local amenities, and Reading town centre. Living accommodation comprises a generously sized double bedroom, a bright and airy open-plan living room with a modern fitted kitchen, and a stylish shower room which has recently been upgraded. Outside, the home benefits from a private rear garden with a recently replaced

KEY FEATURES

- One Bedroom Ground Floor Apartment
- Private Garden
- Off Road Parking Space
- Open Plan Living Space
- Excellent First Time Purchase or Investment with Rental Yield in Excess of 7%
- Extended Lease to 200 years+



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deck, perfect for relaxing or entertaining The property further benefits from a valuable off-road parking space, and recently replaced storage heaters.

Offered to the market with no onward chain, the apartment also boasts a recently extended lease with zero ground rent, providing peace of mind for both owner-occupiers and investors.

With its excellent location and low-maintenance features, this property is an ideal choice for first-time buyers, investors who would see a rental yield in excess of 7%, downsizers, or anyone seeking a convenient second home close to central Reading.

MATERIAL INFO

Tenure: Leasehold

Term: 204 year and 1 months

Service Charge: £2200 per annum

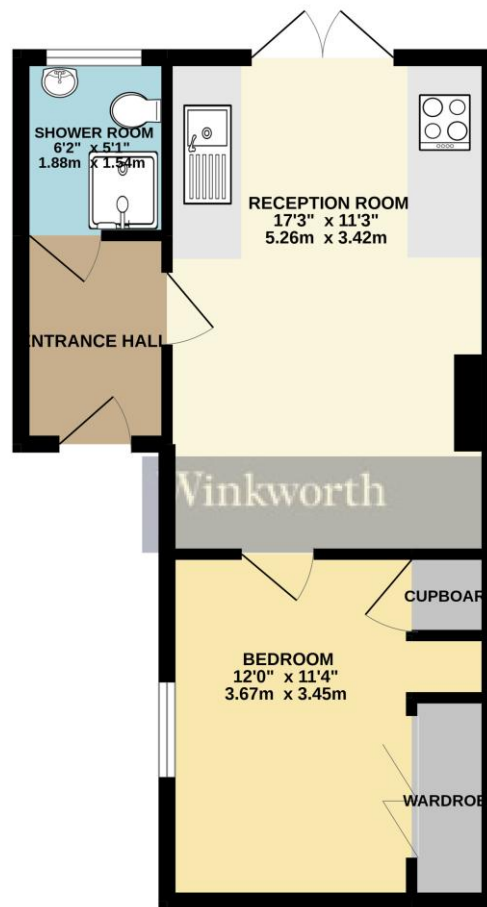
Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: A

EPC rating: D



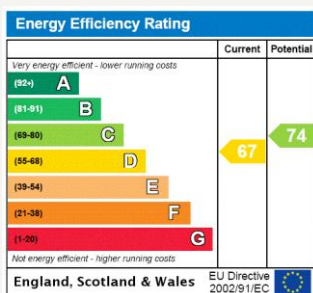
GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 393 sq.ft. (36.5 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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<https://www.winkworth.co.uk/sale/property/REA230070>

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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