



**KINGFISHER PLACE, READING, RG1 8BQ**  
**GUIDE PRICE £325,000 LEASEHOLD**

**OFFERED TO THE MARKET WITH NO ONWARD CHAIN, A  
 HIGHLY DESIRABLE ONE BEDROOM GROUND FLOOR  
 APARTMENT WITH ITS OWN PRIVATE GARDEN,  
 OVERLOOKING THE RIVER THAMES**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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## AT A GLANCE

### DESCRIPTION:

Situated in this prime location, enjoying outstanding views of the River Thames and situated within walking distance of Reading train station and the town centre, a rarely available one bedroom ground floor apartment. Benefitting from Its own private riverside garden the generously proportioned well-appointed accommodation comprises entrance hall, good sized living space with separate refitted kitchen and the double bedroom, which has a built in double wardrobe is complemented by a modern bathroom. Kingfisher Place is a secure, gated development which sits directly on the Thames towpath and is ideal for country walks, running, cycling and canoeing as well as the Thames Lido. Reading train station has a direct link to London Paddington in just over 20 minutes and is on the Elizabeth Line (Crossrail) linking Reading with the City of London and Canary Wharf.

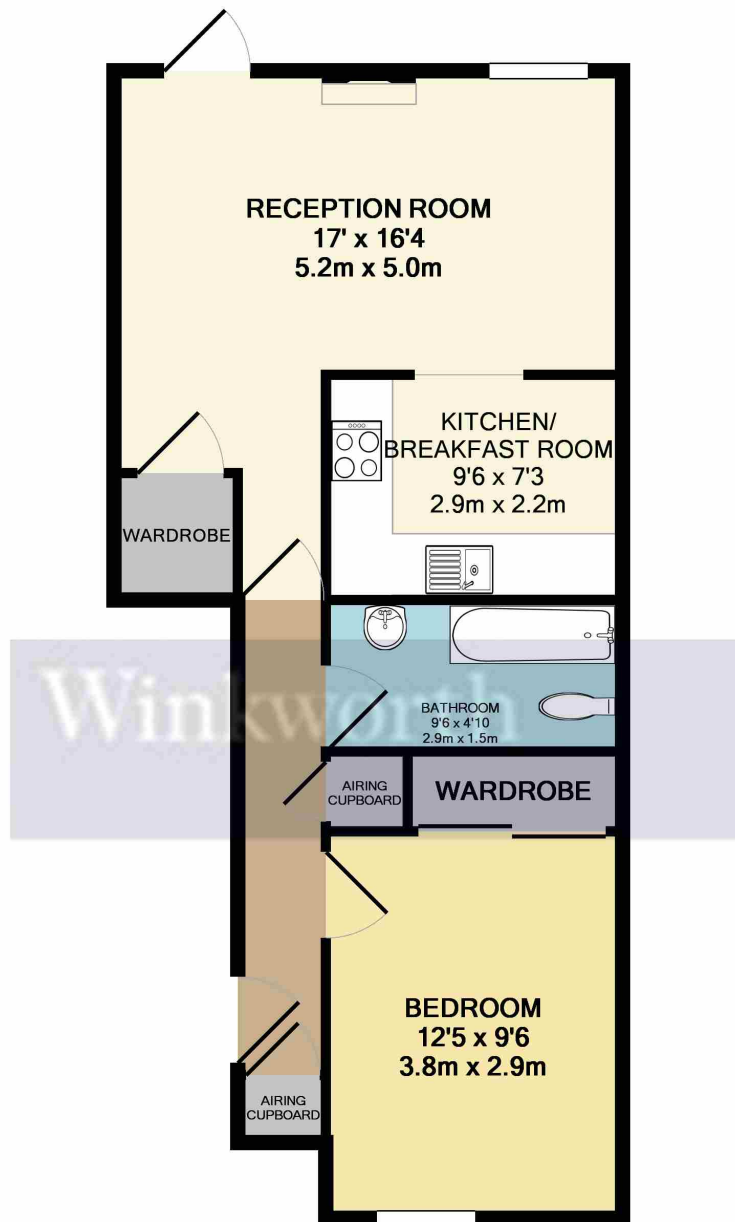
- One Bedroom Garden Flat Overlooking The River Thames
- Private Garden
- Modern Fitted Kitchen
- Double Bedroom
- Secure Gated Off Road Parking
- Walking to the Train Station & Town Centre
- Long Lease, Affordable Service Charge and Ground Rent
- No Chain











TOTAL APPROX. FLOOR AREA 514 SQ.FT. (47.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold

**Term:** 957 year and 6 months

**Service Charge:** £1200 per annum

**Ground Rent:** £ 100 Annually

**Council Tax Band:** C

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	71	79
EU Directive 2002/91/EC		

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