



NELSON MEWS, READING, RG1
OFFERS IN EXCESS OF £270,000 LEASEHOLD

A CONTEMPORARY TWO BEDROOM DUPLEX APARTMENT SITUATED IN THIS QUIET TOWN CENTRE LOCATION

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DESCRIPTION:

Offered to the market with no onward chain, a contemporary two bedroom duplex apartment, set over the top two floors of this modern block, in this quiet location town centre location. Conveniently located a short walk to the Oracle Shopping Complex with its excellent selection of shops, bars and restaurants and also close to Reading Station with its direct link to London Paddington in just over 20 minutes and on London's tube network with Crossrail and the Elizabeth Line. The well-appointed accommodation comprises of a large open plan living space with wooden flooring and an open plan kitchen with integrated appliances. In addition to this there is a modern bathroom on the bottom floor, whilst on the top floor the master bedroom has its own en-suite and there is a further double bedroom. The property also benefits from a lift to all floors, ample storage and off road allocated parking and is for sale with no chain complications. This superb apartment would make a great first time or investment purchase or suit a commuter.

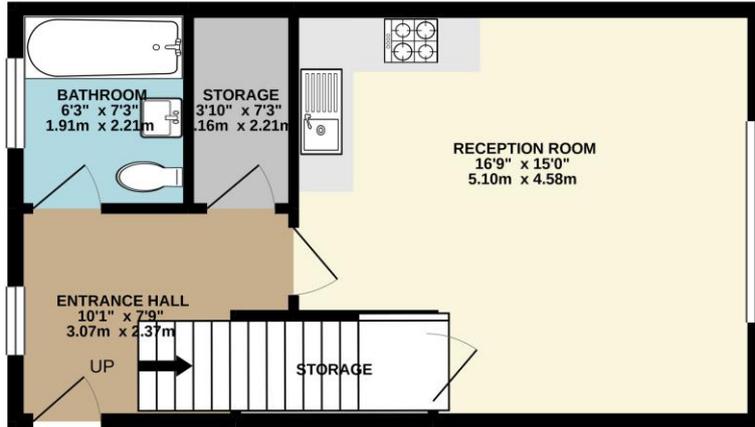
AT A GLANCE

- No Onward Chain
- Two Bedroom Duplex Apartment
- Top Two Floors
- Quiet Town Centre Location
- Two Bathrooms
- Allocated Parking Space
- Service Charge £2,400 pa
- Ground Rent £200 pa
- 105 Years Remaining On The Lease

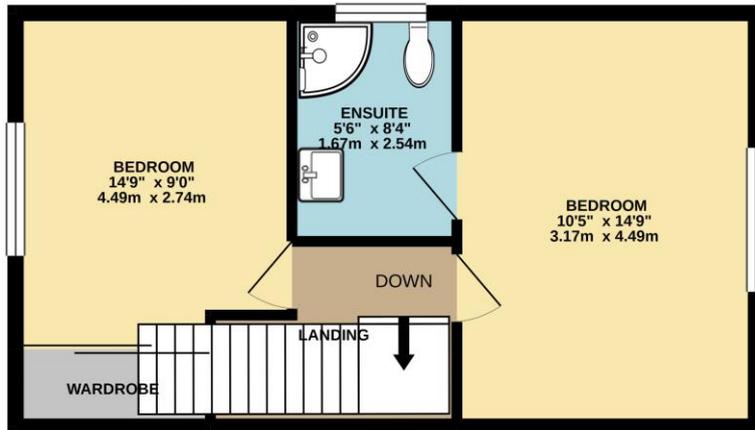




3RD FLOOR
403 sq.ft. (37.4 sq.m.) approx.



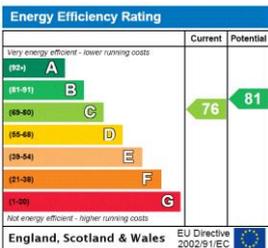
4TH FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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