



CAREY STREET, READING, BERKSHIRE, RG1 7JS  
**£200,000 LEASEHOLD**

**A ONE BEDROOM GROUND FLOOR CONVERSION  
WITHIN CLOSE PROXIMITY OF READING TOWN  
CENTRE BENEFITTING FROM OFF ROAD PARKING**

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## DESCRIPTION:

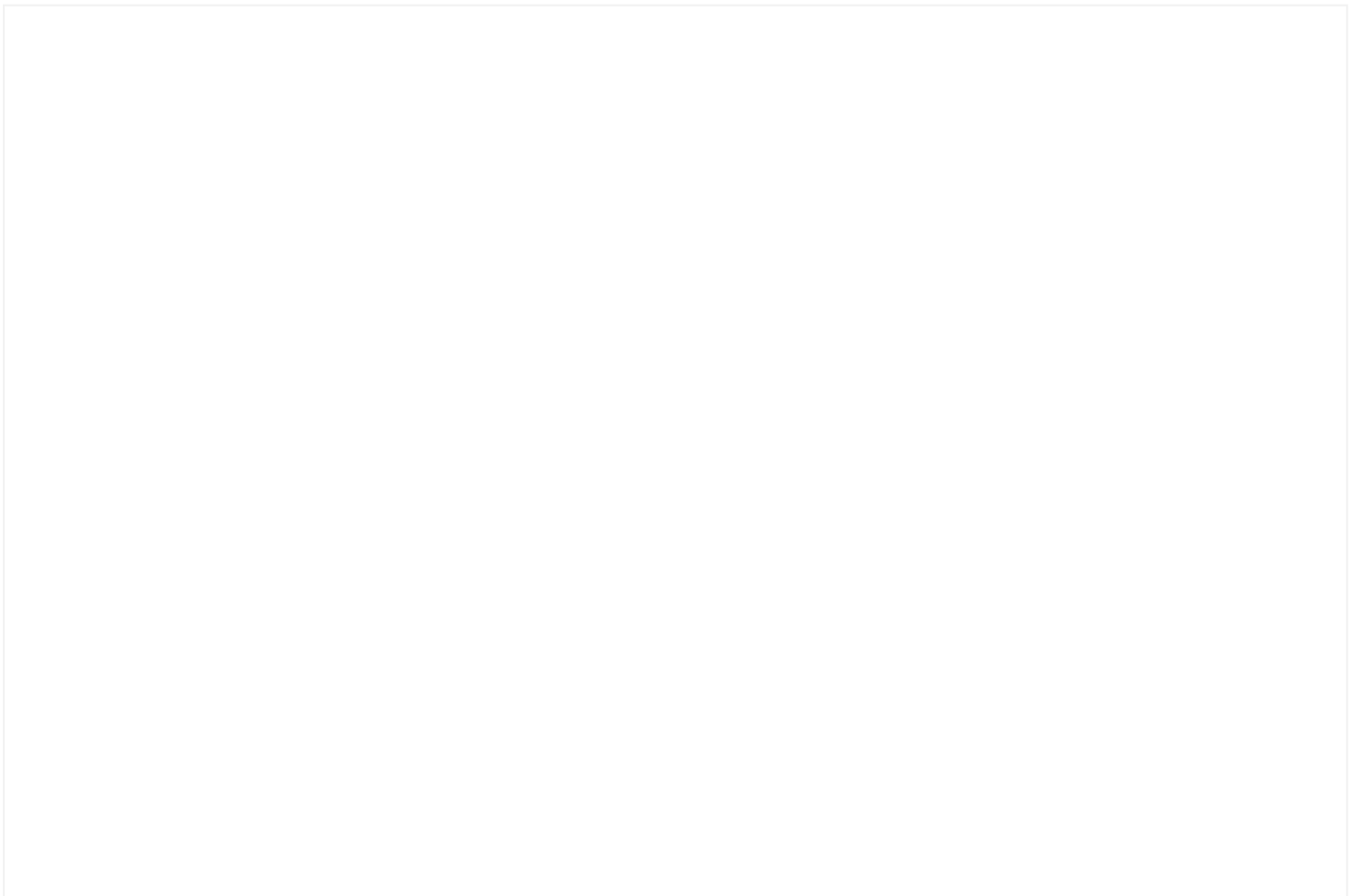
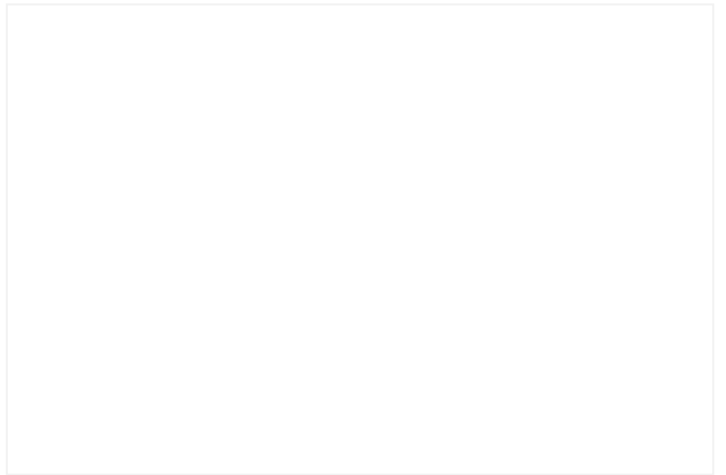
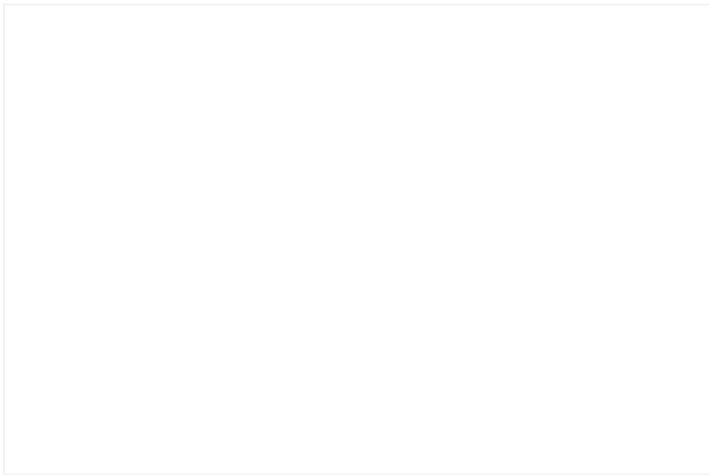
Offered to the market with no onward chain and ideally positioned for commuters being situated in this prime location, within easy walking distance of both the town centre and the train station, this wonderful one bedroom ground floor apartment benefits from off road parking. The well-appointed accommodation comprises of a 31ft open plan living area/kitchen with integrated appliances, double bedroom and a shower room. Reading train station serves direct access to London Paddington .

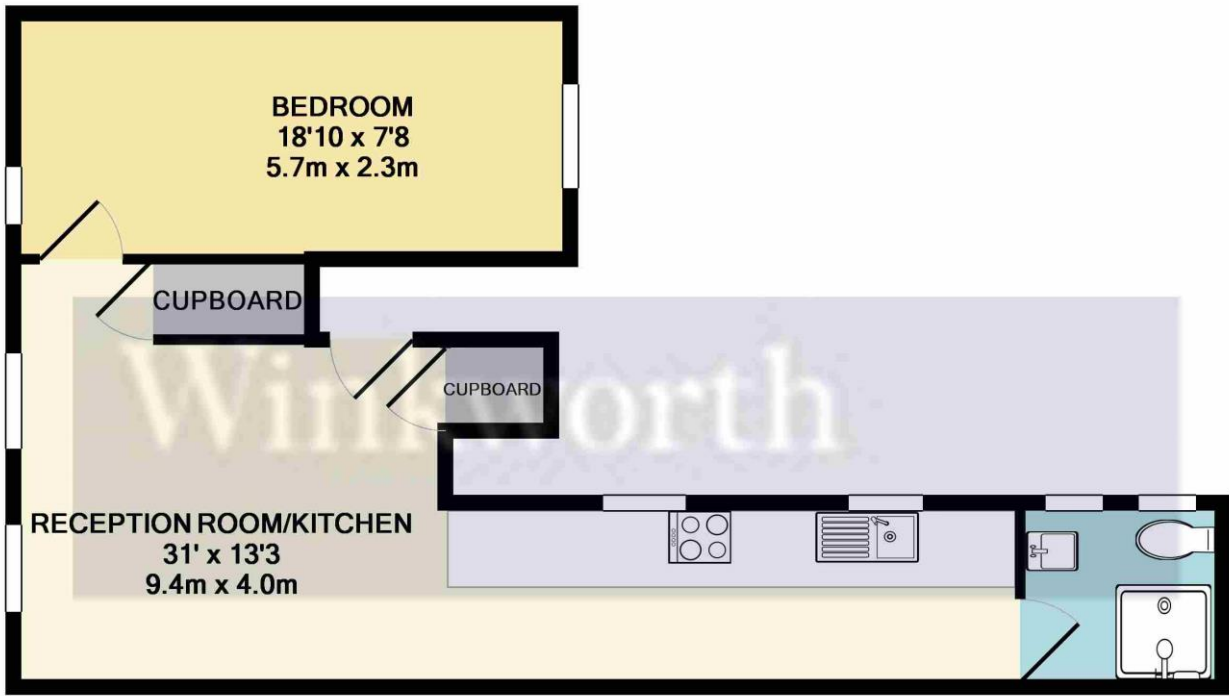
**Agents note the Virtual tour and the photographs were taken prior to the current tenancy and the shower room is now painted white .**

## AT A GLANCE

- 31ft Open Plan Living Space
- Double Bedroom
- Walking Distance of the Town Centre and the train station
- Off Road Parking
- Buildings Insurance £421.38 per year
- Ground Rent £400 pa
- 118 years Remaining on the







TOTAL APPROX. FLOOR AREA 445 SQ.FT. (41.4 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:** Expires - 02/02/2142  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 400 Annually (subject to increase)  
**Council Tax Band:** B

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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