



**KINGS REACH COURT, READING, BERKSHIRE, RG1 3AY**  
**£250,000 LEASEHOLD**

# A COMPLETELY REFURBISHED FIRST FLOOR ONE BEDROOM RIVERSIDE APARTMENT IN READING TOWN CENTRE

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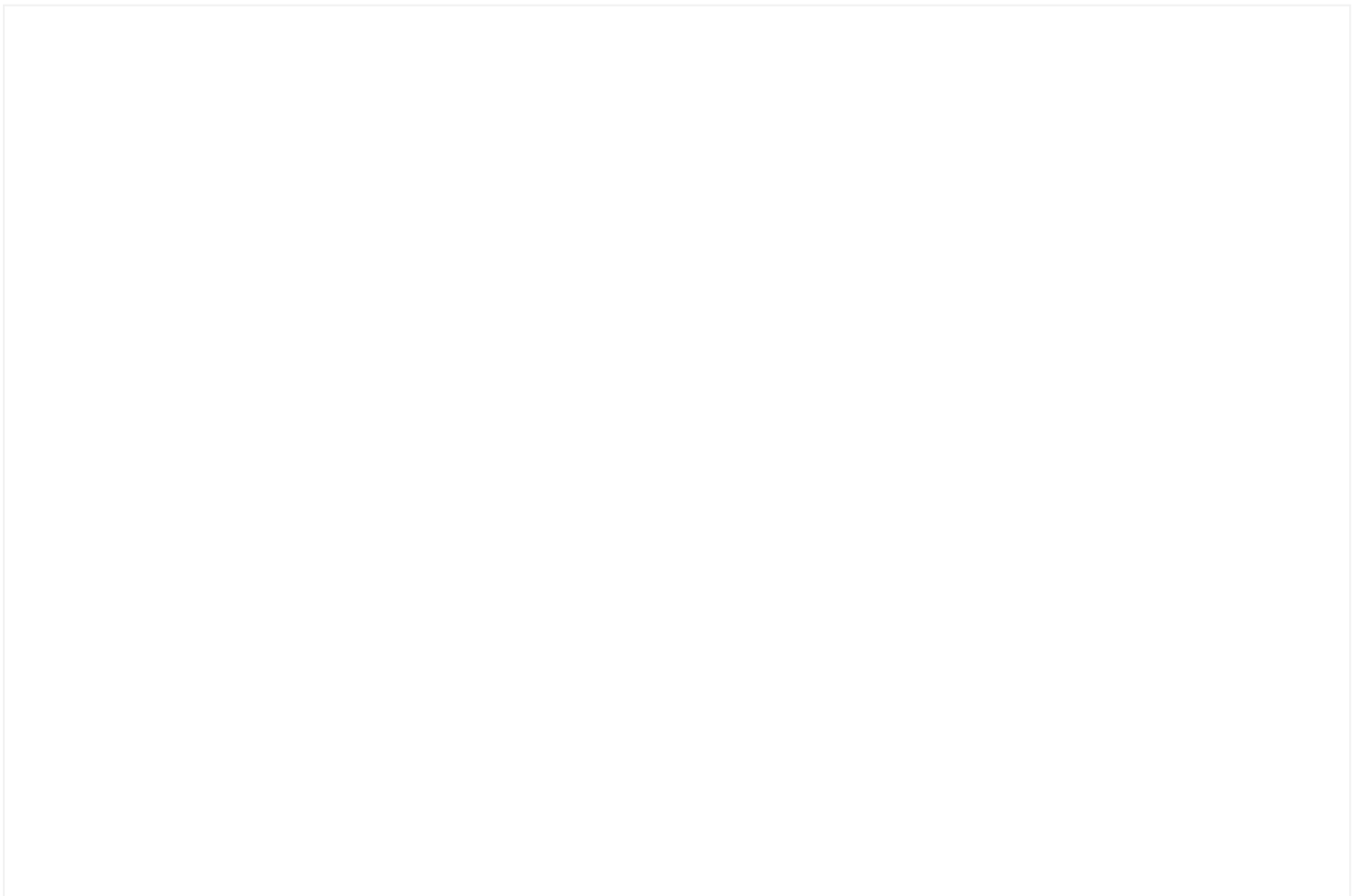
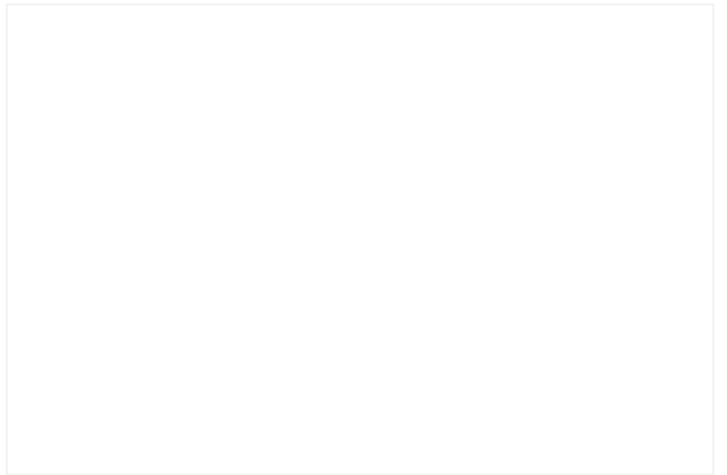
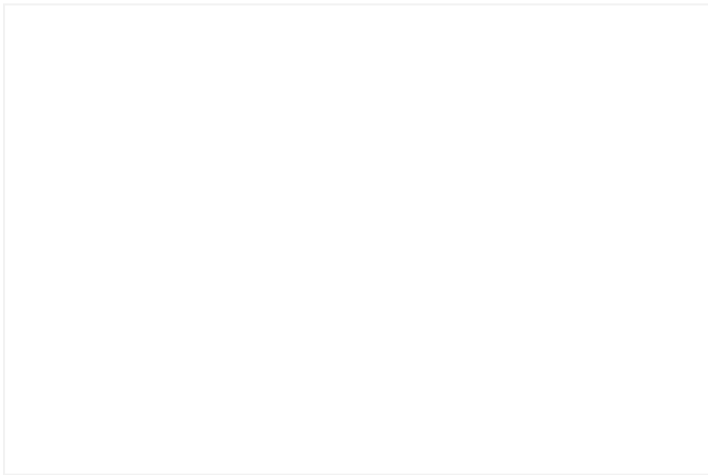
## DESCRIPTION:

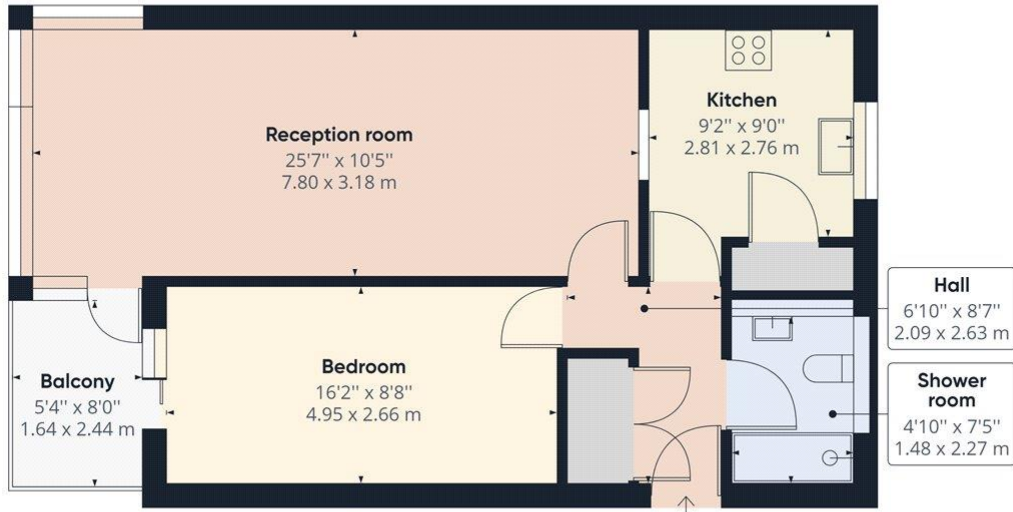
This delightful one-bedroom Town Centre apartment overlooks the Kennet and Avon River and has been completely refurbished as new to the highest of standards. The accommodation comprises a generous 25ft living room with waterside views a contemporary kitchen with integrated appliances a double bedroom with access to a private covered balcony and a modern shower room. The apartment further benefits from an allocated parking space and there is lift access to the first floor. This beautifully finished apartment would make an excellent first time purchase or investment.

## AT A GLANCE

- Riverside with a Balcony
- Kitchen with integrated appliances
- Contemporary shower room
- Parking space
- No Chain Complications
- Council tax band C
- Service charge £1763.28 per year
- Lease 91 years
- Ground rent £185 per year







**Approximate total area<sup>(1)</sup>**  
 625.96 ft<sup>2</sup>  
 58.15 m<sup>2</sup>

(1) Excluding balconies and terraces

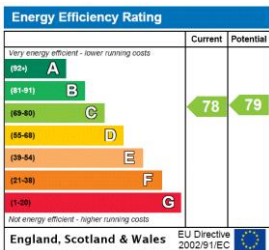
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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 - 28/02/2115  
**Service Charge:** £1763.28 per annum  
**Ground Rent:** £ 185 Annually (subject to increase)  
**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.



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