

ELLIOTTS WAY, READING, BERKSHIRE, RG4 8BF
£280,000 LEASEHOLD

**A TWO BEDROOM GROUND FLOOR APARTMENT
 OVERLOOKING CHRISTCHURCH MEADOWS A SHORT
 WALK TO READING STATION AND TOWN CENTRE**

Reading | 0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

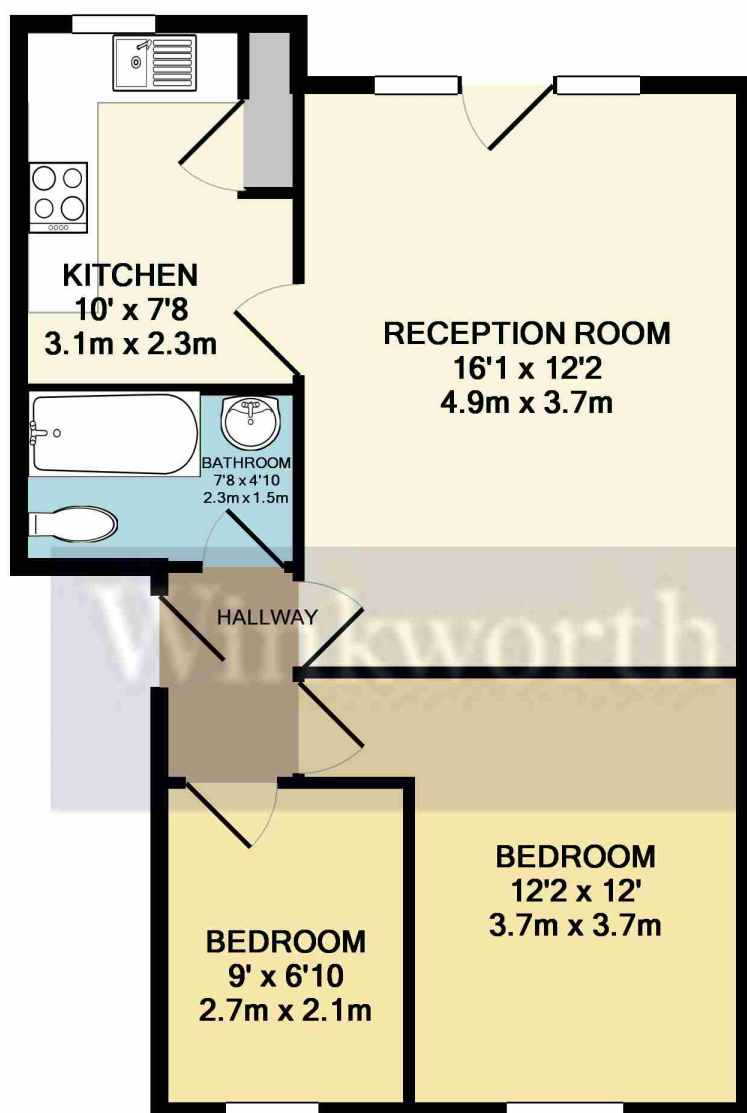
This two bedroom ground floor apartment is conveniently located overlooking Christchurch Meadows and a short walk to Reading Station via the pedestrian Christchurch Bridge over the River Thames. The property also offers excellent access to the centre of Caversham with its excellent selection of cafes, restaurants and Waitrose supermarket. Accommodation comprises, a lounge/diner with French doors opening into the communal gardens, two bedrooms, a fitted kitchen and three piece bathroom suite. Further benefits include an allocated parking space and visitors parking. This lovely well positioned apartment is for sale with no chain complications and would make an excellent first time purchase, investment or suit someone downsizing.

AT A GLANCE

- Two Bedroom Ground Floor Apartment
- Thames Side Location
- Walk to Reading Station and Centre of Caversham
- Lounge/Diner With French Doors into Communal Gardens
- Fitted Kitchen
- Off Street Allocated Parking
- No Chain
- Affordable Service Charge and Zero Ground Rent





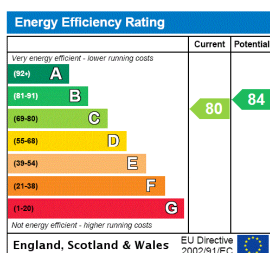


TOTAL APPROX. FLOOR AREA 513 SQ.FT. (47.7 SQ.M.)

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

Made with Metropix ©2019

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: 97 year and 8 months

Service Charge: £1400 per annum

Ground Rent: £ 0 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.

Winkworth

Reading | 0118 4022 300 | reading@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.