



Hindmarsh Lofts, 25 Kings Road, Reading, Berkshire, RG1

£375,000 Leasehold



KEY FEATURES

An Exceptional New York Loft Style Apartment With Over 1000sq. Ft. of Living Space In The Heart of Reading Town Centre

A spacious and exceptional two-bedroom New York loft-style apartment, originally created by Highfield Developments in 2014, occupying a desirable first-floor position within this exclusive boutique development in the heart of Reading Town Centre.

Offering over 1000sq. ft. (93.8sq. M.) of living accommodation and a sophisticated blend of contemporary design, Art Deco-inspired styling and high-quality finishes, this unique apartment is ideally positioned for commuters, professionals and those looking to downsize or a second home. Reading Train Station is a short walk away, providing a direct connection to London Paddington in under 25 minutes.

The generously proportioned accommodation centres around an impressive open-plan living and entertaining space, complemented by a stylish, high-specification fitted kitchen with a range of integrated appliances. The living area opens onto a private balcony overlooking the quieter rear of the development, creating an attractive space to relax or entertain.

There are two well-appointed double bedrooms, both benefiting from fitted wardrobes. The principal bedroom enjoys the added luxury of a designer wet room, while a further contemporary bathroom serves the remainder of the apartment.

The property is equipped with a host of premium features, including underfloor heating in both bathrooms, CAT 5 cabling, an integrated sound system throughout and a tiled television in the main bathroom.

Further benefits include lift access and a secure gated allocated parking space—an increasingly sought-after feature in such a central location.

Combining stylish interiors, thoughtful technology and an enviable town-centre location, this distinctive apartment offers a rare opportunity to acquire a high-quality home within easy reach of London. The property is offered for sale with no onward chain.

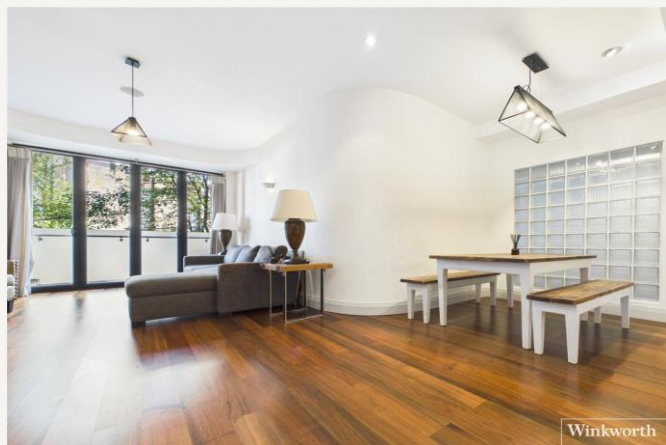
- Two-Bedroom New York Loft Style Apartment
- Spacious Living Accommodation of over 1000 Sq. Ft. (93sq. M.)
- Town Centre Location
- First Floor with Lift Access
- Open Plan Living with Wooden Flooring and Balcony
- High Specification Fitted Kitchen
- En-suite Wet Room and Further Bathroom
- Gated Off Road Parking
- No Chain

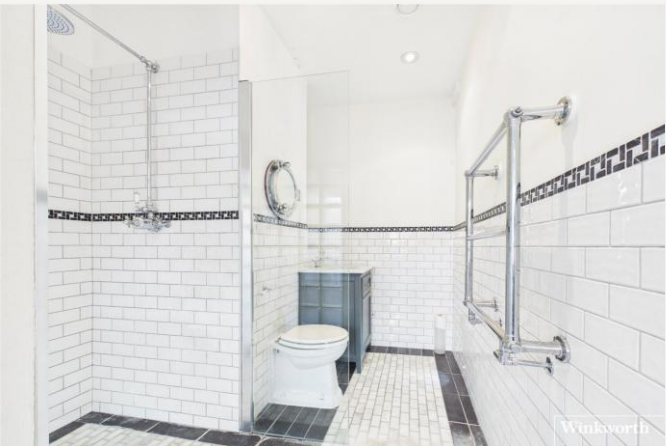
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MATERIAL INFO

Tenure: Leasehold

Term: 112 year and 11 months

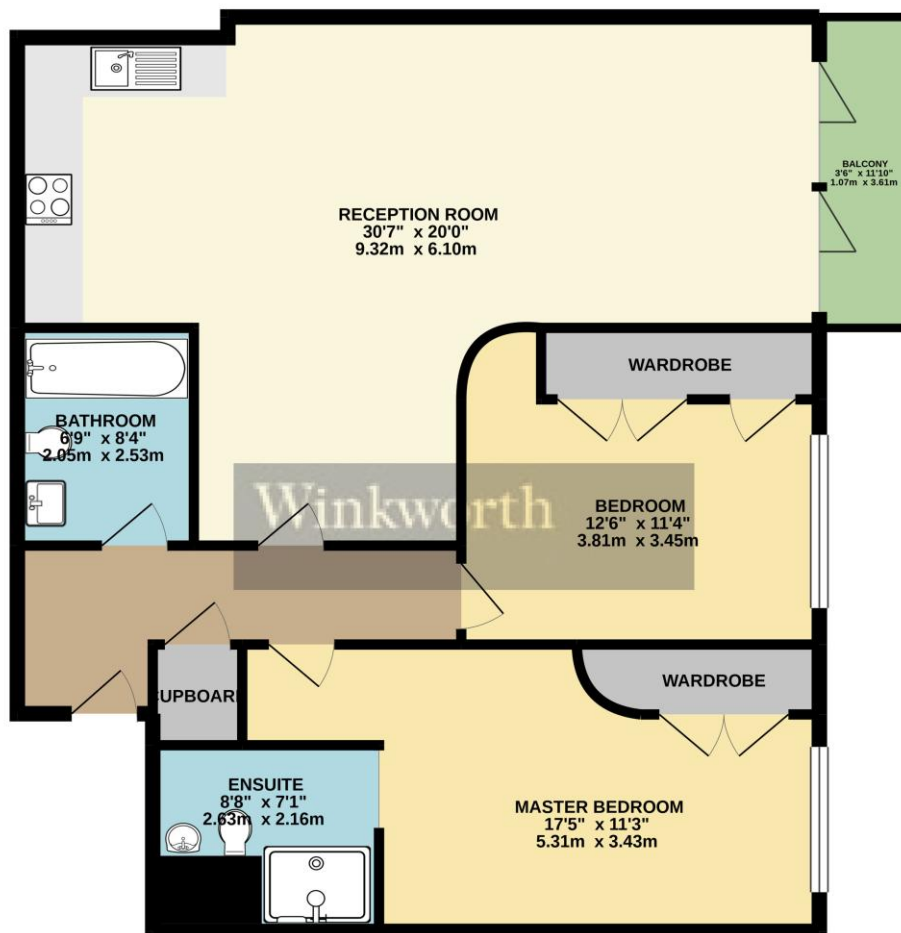
Service Charge: £2200 per annum

Ground Rent: £ 300 Annually (subject to increase)

Council Tax Band: D

EPC rating: C

GROUND FLOOR
1009 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.
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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