

ICON HOUSE, READING, BERKSHIRE, RG1
GUIDE PRICE £170,000 LEASEHOLD

A WELL-APPOINTED ONE BEDROOM THIRD FLOOR APARTMENT LOCATED IN THE HEART OF READING TOWN CENTRE

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

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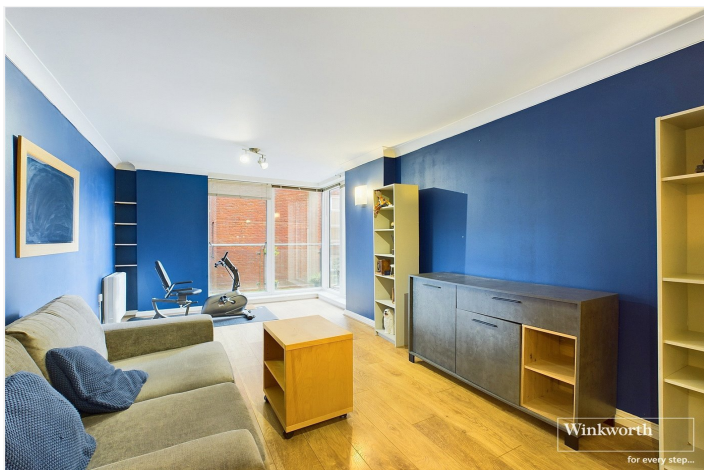


DESCRIPTION:

Offered to the market with no onward chain and situated within the heart of the town centre, within a few hundred metres of the mainline train station, a well presented one bedroom third floor one bedroom apartment. Offering good sized accommodation to include a 35ft open plan kitchen/living space with double glazed patio doors leading out onto a private balcony, and there is a generous double bedroom which is complemented by a modern bathroom. This property would make an ideal first time buy or investment and would be very suitable for commuters to London. The mainline train station has access to London Paddington in just over 20 minutes and is on London's tube network with Crossrail and the Elizabeth Line.

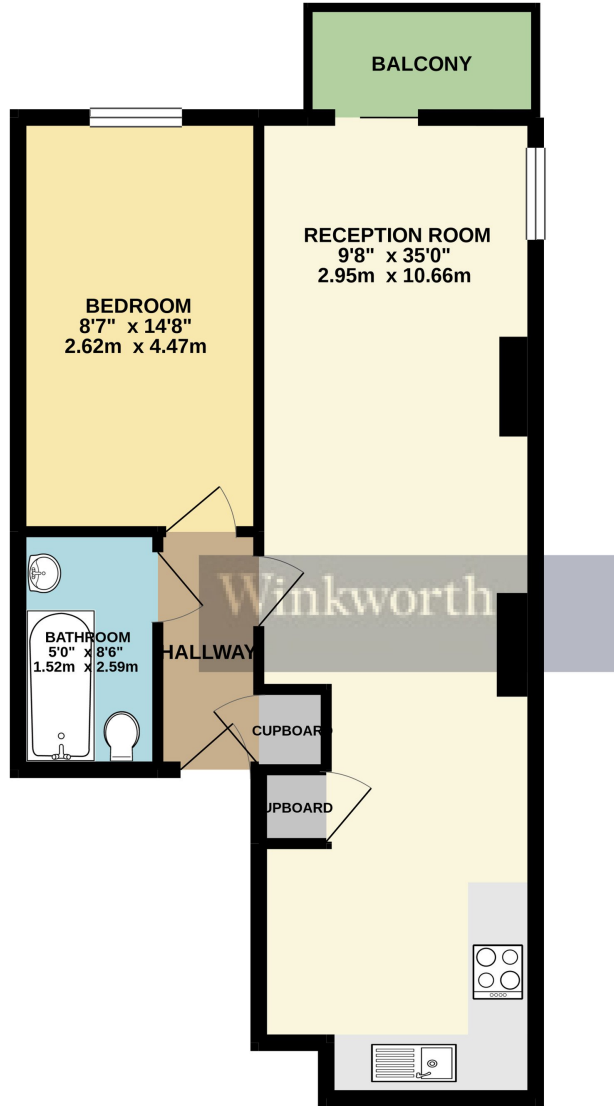
AT A GLANCE

- No Onward Chain
- One Bedroom Apartment
- 35ft Open Plan Kitchen/Living Space
- Private Balcony
- Town Centre Location
- Modern Bathroom
- Service Charge & Ground Rent = £2,217.24pa
- 91 Years Remaining
- Council Tax Band C





THIRD FLOOR
532 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.5 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A	85	85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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