



ALFRED STREET, READING, RG1  
OFFERS IN EXCESS OF **£275,000** LEASEHOLD

**MODERN TWO DOUBLE BEDROOM APARTMENT  
LOCATED ON THE FIRST FLOOR OF THE HEWITT  
DEVELOPMENT IN READING TOWN CENTRE**

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## DESCRIPTION:

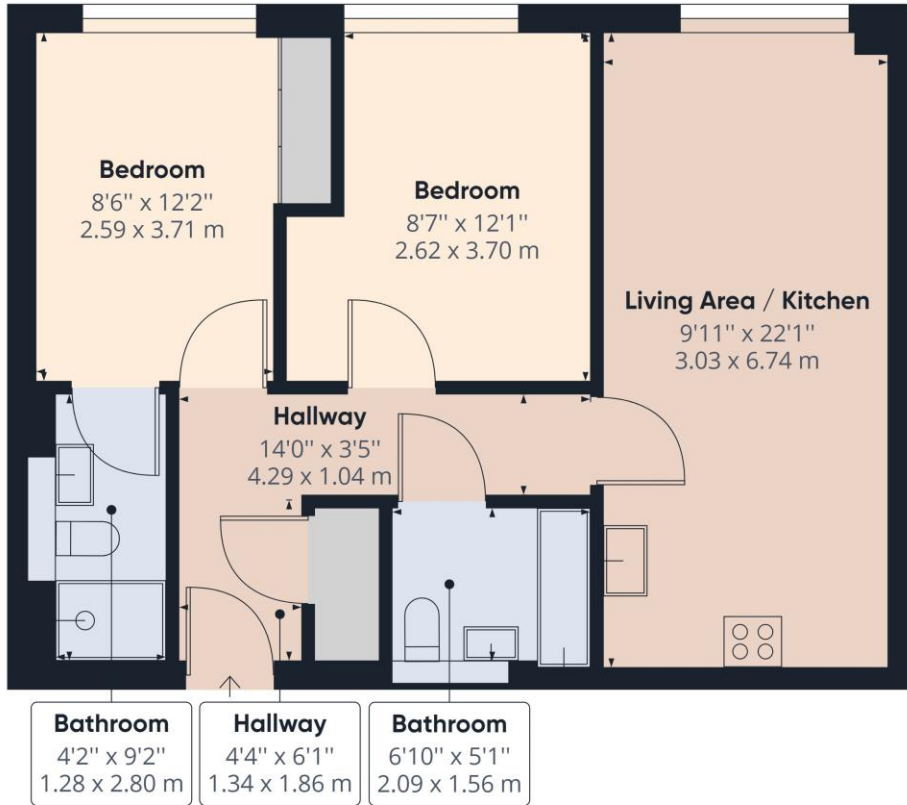
Offered to the market with no onward chain complications and offering good sized well-appointed accommodation, a two double bedroom first floor apartment located in the heart of the town centre in one of Reading's most recognisable residential developments, Chatham Place. Built in 2015 by Muse developments the property is a short walk to Reading Station with links to London Paddington in just 25 minutes and also on the Elizabeth Line linking Reading with the City of London and Canary Wharf. The property comprises a spacious living room with open plan kitchen benefitting from integrated appliances, two double bedrooms with the master having a built in wardrobe and en-suite shower room, and a further modern three piece bathroom. Additional benefits include underfloor heating and spotlights throughout. This modern apartment would make an excellent first time purchase or investment.

## AT A GLANCE

- Modern first floor two double bedroom apartment
- Popular Chatham Place development
- Excellent Town Centre location
- No parking
- No onward chain
- Lease 240 years
- Service Charge £2,949 pa
- Ground Rent £350 pa
- Council Tax Band D







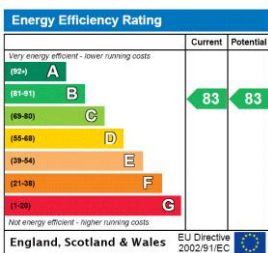
Approximate total area<sup>(1)</sup>  
629.64 ft<sup>2</sup>  
58.50 m<sup>2</sup>

(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.

GIRAFFE360

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.



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