



The Pinnacle, Kings Road, Reading, Berkshire, RG1 4LY

£275,000 *Leasehold*



Modern two bedroom second floor apartment located a mile from Reading Train Station on the Kings Road and offering excellent access to the M4 via the A329(M). Accommodation comprises two spacious double bedrooms with built in wardrobes, an open plan living room with private balcony, kitchen with integrated appliances, en suite shower room off the master bedroom and a further three piece bathroom. The property further benefits from a secure gated off road parking space, bicycle store, lift access and video security entry system. No onward chain.

KEY FEATURES

- Two double bedroom apartment
- Second floor with lift access
- Two bathrooms
- Gated off road parking space
- Council tax band D
- No onward chain

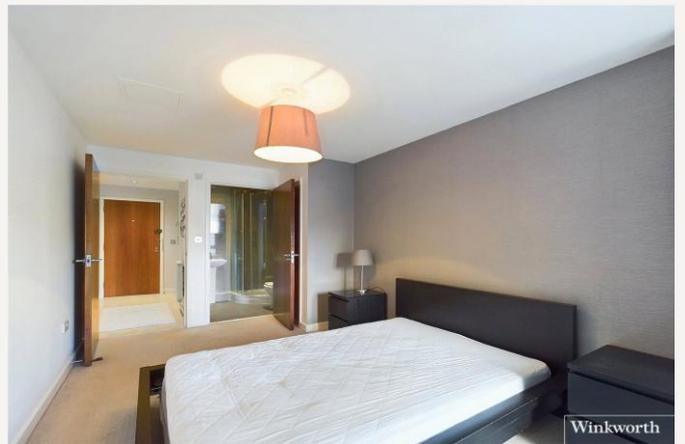


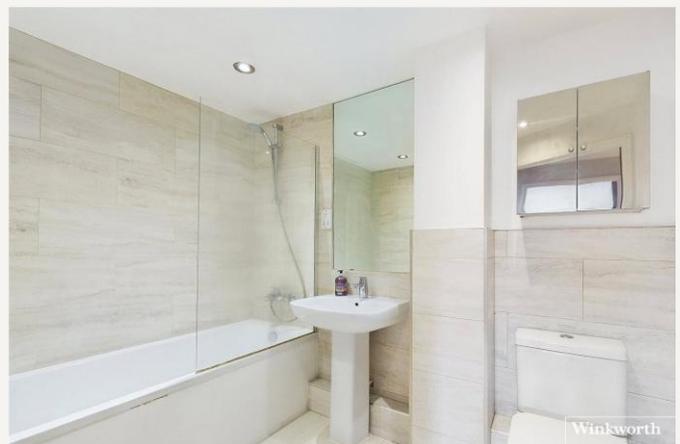
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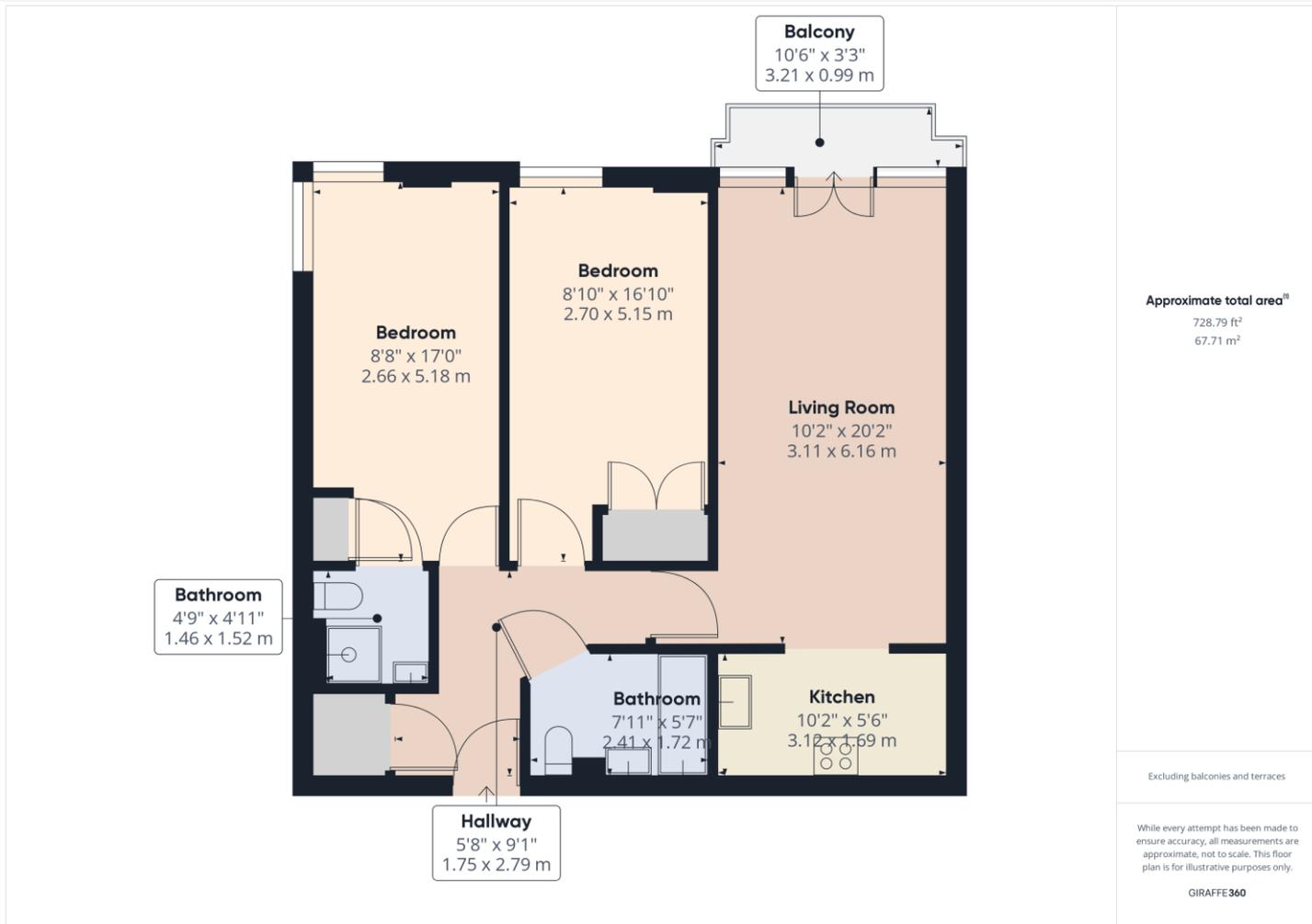
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MATERIAL INFO

Tenure: Leasehold
Term: 99 years
Service Charge: £2911.92 per annum
Ground Rent: £500.00 Annually
Council Tax Band: D
EPC rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

<https://www.winkworth.co.uk/sale/property/REA260178>

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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