



## Sussex House, 6 The Forbury, Reading, RG1 3EJ

Offers in excess of £200,000 *Leasehold*



### Luxury one bedroom second floor apartment located in Reading market place

A delightful and spacious one-bedroom second floor apartment in the former Post Office building. Ideally positioned in the very heart of Reading town centre, just moments from Reading railway station. The station provides direct services to London Paddington in under 25 minutes and forms part of the Elizabeth Line, offering seamless connections to the City of London and Canary Wharf — perfect for commuters.

Completed in 2015, the development offers modern living throughout. The well-planned accommodation comprises a bright and airy open-plan lounge/diner with a high-specification fitted kitchen, a generous double bedroom, and a contemporary bathroom. Large windows enhance the sense of space and natural light, creating a comfortable and stylish home environment.

Further benefits include secure gated parking and the significant advantage of no chain complications, ensuring a smooth and straightforward purchase.

This exceptional property would make an ideal investment opportunity, with a potential rental income of approximately £1,350 per calendar month, or equally suit commuters and young professionals seeking a prime central location with outstanding transport links.

Early viewing is highly recommended.

### KEY FEATURES

- Second floor one-bedroom apartment
- Prime town centre location
- Moments from Reading railway station
- Direct trains to London Paddington (<25 mins)
- On the Elizabeth Line (City & Canary Wharf links)
- Open-plan living with high-spec kitchen
- Secure gated parking
- No chain complications – ideal investment (£1,350 pcm potential)



### Reading

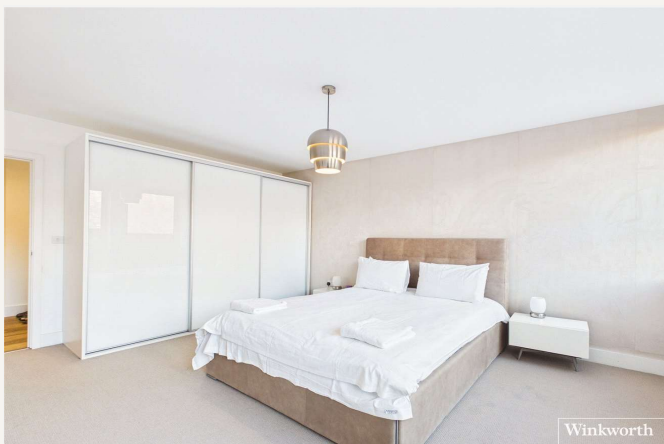
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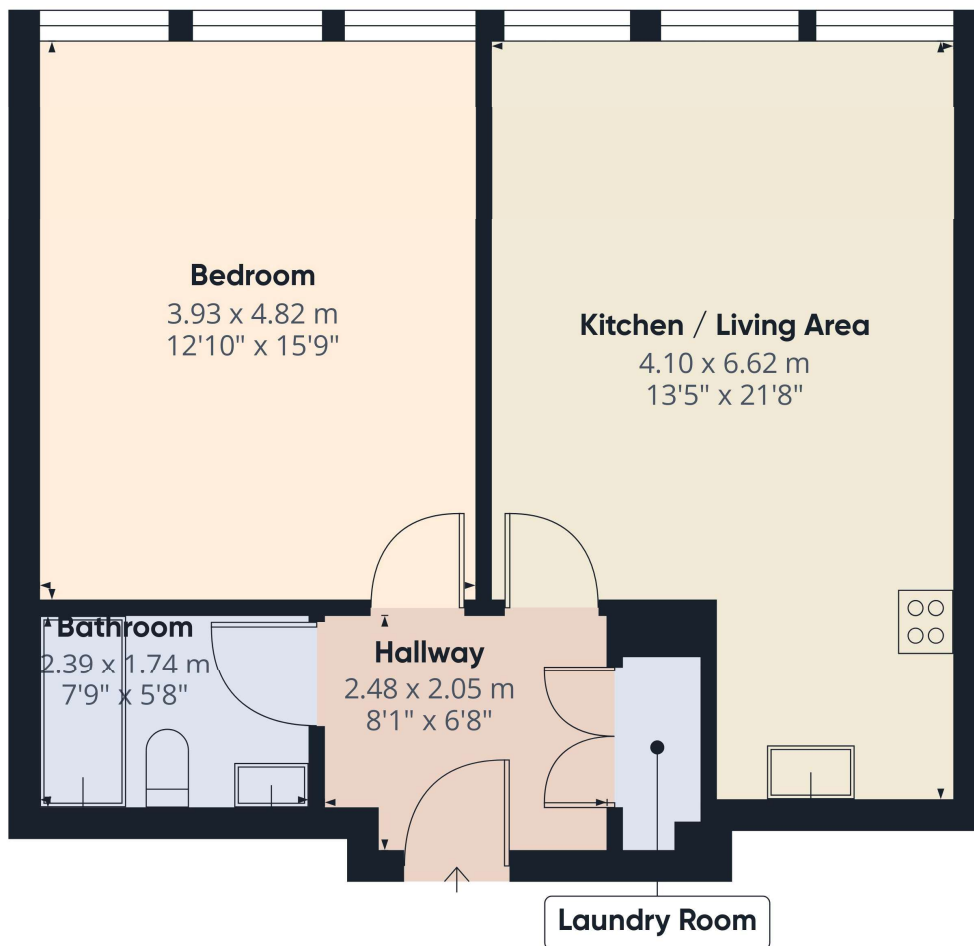


## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 114 year and 11 months  
**Service Charge:** £3013.25 per annum  
**Ground Rent:** £ 300 Annually (subject to increase)  
**Council Tax Band:** C  
**EPC rating:** D



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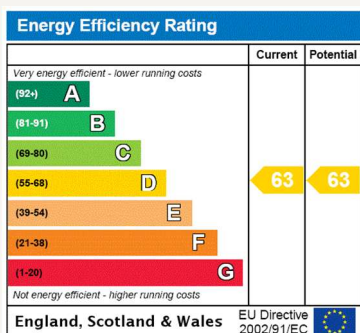


**Approximate total area<sup>(1)</sup>**  
54.6 m<sup>2</sup>  
588 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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