



**CADUGAN PLACE, READING, BERKSHIRE, RG1 5PN
OFFERS IN EXCESS OF £300,000 LEASEHOLD**

**A TWO BEDROOM, TWO BATHROOM GROUND FLOOR
APARTMENT IN THIS EXCELLENT LOCATION WITH AN
ALLOCATED SECURE GATED PARKING SPACE.**

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DESCRIPTION:

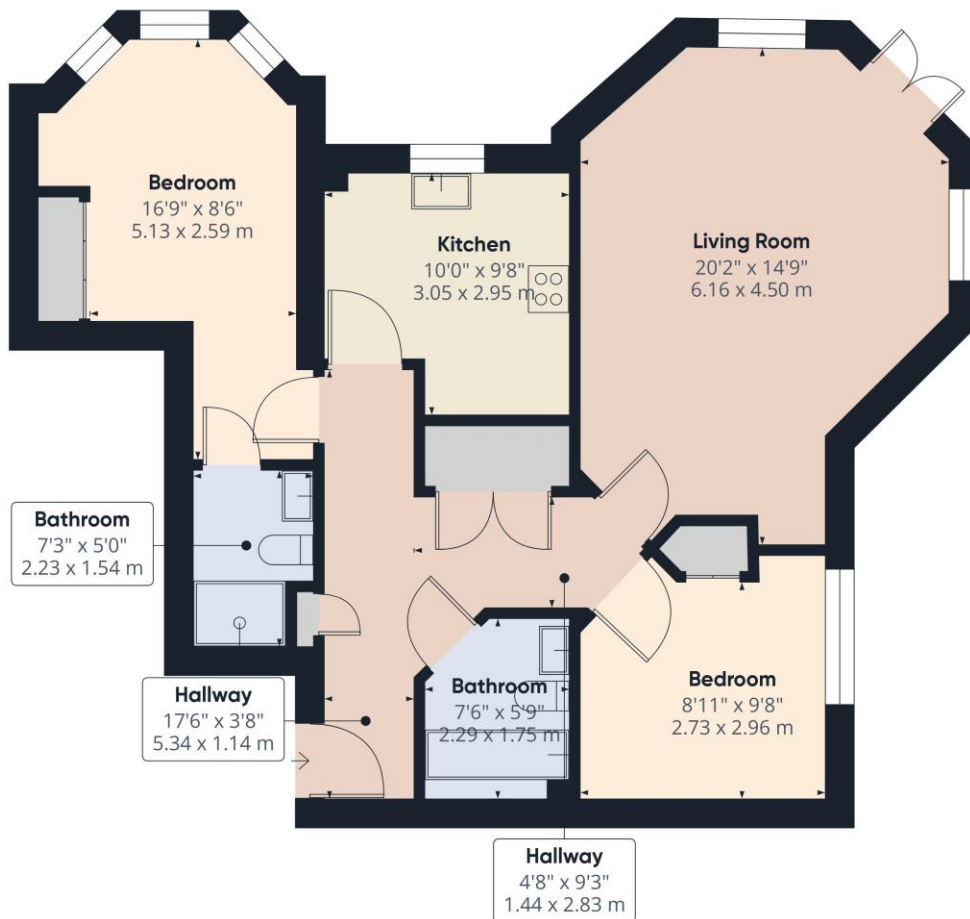
This modern two bedroom ground floor apartment is conveniently located close to Reading town centre and Royal Berkshire Hospital. Living accommodation comprises two double bedrooms both with fitted wardrobes, a spacious living/dining room with double doors opening onto communal gardens and a private patio area, a separate fitted kitchen, and en suite shower room to the master bedroom and a further family bathroom. This well presented property is for sale with no chain complications and further benefits from secure bicycle storage and an allocated parking space set behind a set of electric gates to the rear of the building. Would suit young professionals, a first time buyer or a downsizer.

AT A GLANCE

- Two Bedroom Ground Floor Apartment
- Two Bathrooms
- Fitted Kitchen
- Spacious Lounge/Diner with Doors onto a Patio
- Close to Royal Berkshire Hospital and Town Centre
- Secure Gated Parking Space
- No Chain







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Approximate total area⁽¹⁾
772.11 ft²
71.73 m²

(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.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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.

Tenure: Leasehold

Term: 104 year and 8 months

Service Charge: £2559.3 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: D

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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