



HOME COURT, READING, RG1 4AF  
**£350,000 LEASEHOLD**

## A SPACIOUS THREE BEDROOM DUPLEX APARTMENT IN THIS GATED TOWN CENTRE DEVELOPMENT

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





## DESCRIPTION:

A spacious three bedroom duplex apartment set on the top two floors in this gated development off London Street and a short walk to The Oracle, the Royal Berkshire Hospital, the University of Reading and Reading Station. One of just 13 properties set behind a set of secure electronically operated gates this split level home is for sale with no chain complications and has recently been re-decorated throughout. The entrance to the property is from the first floor of the block into a generous entrance hall which gives access into a bright open-plan living space with a fitted kitchen with a range of integrated appliances and a breakfast bar, a double bedroom and bathroom complete the first floor. A set of stairs lead to the top floor where there are two further double bedrooms, both with built in wardrobes and the master with an en-suite bathroom. The property further benefits from a long lease with no ground rent, a secure allocated parking space and would suit young professionals, someone downsizing or make an excellent investment with rental yield in excess of 5.5 %

## AT A GLANCE

- Three Bedroom Duplex Apartment
- Gated Town Centre Development
- Open-Plan Living Room/Fitted Kitchen
- Two Bathrooms
- Re-decorated Throughout
- New Flooring and Carpets
- Secure Allocated Parking
- 999 Year Lease and Zero Ground Rent
- Service Charge to be Confirmed
- No Chain

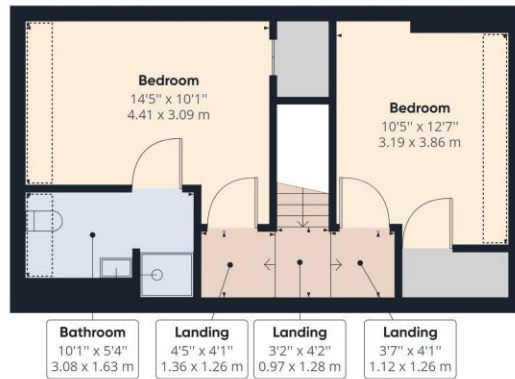








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

968.46 ft<sup>2</sup>  
89.97 m<sup>2</sup>

Reduced headroom

54.79 ft<sup>2</sup>  
5.09 m<sup>2</sup>

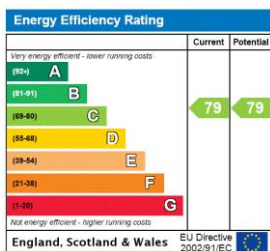
(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.



Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.