



**NIGHTINGALE WAY, READING, RG30 1EZ  
OFFERS IN EXCESS OF £300,000 LEASEHOLD**

## **A CONTEMPORARY TWO BED, TWO BATH FOURTH FLOOR APARTMENT WITH BALCONY AND SECURE GATED PARKING**

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## DESCRIPTION:

A well presented contemporary fourth floor apartment located just a mile to the west of Reading Town Centre and close to a host of local amenities and transport links. Built by Bellway homes in 2022 the property is set on one the upper floors with lift access and offers far reaching views over the Chiltern valley from its floor to ceiling windows and west facing balcony which captures the evening sun perfect for relaxing after a long day at work. Living accommodation comprises a generous open plan living space with a modern fitted kitchen at one end and a balcony the other. There are two double bedrooms both with floor to ceiling windows and the master has a lovely ensuite shower room. The entrance hall offers access to a further bathroom, an ample storage cupboard and a utility cupboard which houses the washer dryer. The property benefits from a secure allocated parking space accessed via electric shutters, has a long lease, no ground rent and affordable service charges. There are well maintained communal gardens on the ground floor. This delightful apartment would make an excellent first time purchase, suit young professionals or someone downsizing and is being sold with no chain complications.

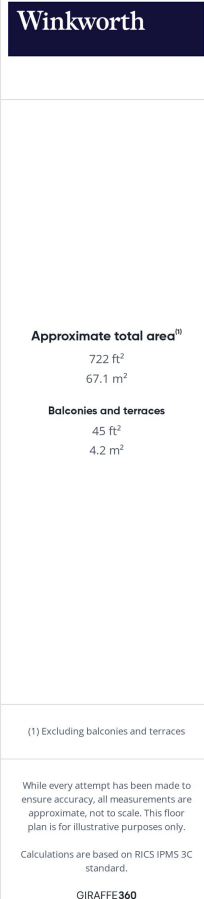
## AT A GLANCE

- Fourth Floor 2 Bedroom Apartment
- 2 Bathrooms
- Open Plan Living With Modern Kitchen
- Balcony with Views Over Chiltern Valley
- Secure Gated Parking
- Lift Access
- No Ground Rent, Long Lease and Low Service Charge
- Potential to Purchase Part Furnished









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