



THOMSONS YARD, READING, BERKSHIRE, RG1 2QX
£160,000 LEASEHOLD

ONE BEDROOM TOWN CENTRE APARTMENT SET IN A CONVERTED GRADE II LISTED BUILDING

Reading | 0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



Winkworth

for every step...

DESCRIPTION:

Offered to the market with no onward chain, a one bedroom spacious ground floor apartment set in this Grade II listed period conversion of just 10 properties with gated off road parking. This contemporary conversion by Lukmore homes is conveniently located a short walk from the Oracle shopping and entertainment complex and Reading train station with its direct links to London Paddington in just 21 minutes and the tube network with the Elizabeth Line. This unique apartment comprises an open plan kitchen / lounge, a large double bedroom with built in wardrobes and an en-suite bathroom with shower facilities. To the rear of the property is secure parking via gated entry and communal gardens. Offering excellent access to the mainline train station, bus routes and major transport links via the A329 and M4. Externally the property has an allocated off road parking space which can be accessed via a set of electric gates and a communal garden. and is for sale with no chain complications. This well presented property would make an excellent first time purchase or investment with a rental yield in excess of 7.7 %.

AT A GLANCE

- No Onward Chain
- One Bedroom Ground Floor Apartment
- Easy Walk to The Oracle & The Train Station
- Allocated Gated Off Road Parking
- Grade II Listed Conversion
- Communal Garden
- 7.7 % + Rental Yield
- Lease 100 years & 5 months
- Service Charge £1,473pa & Ground Rent £150pa



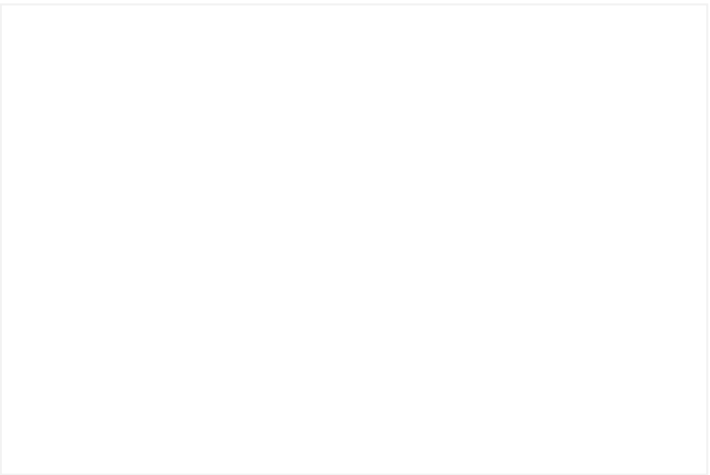
Winkworth

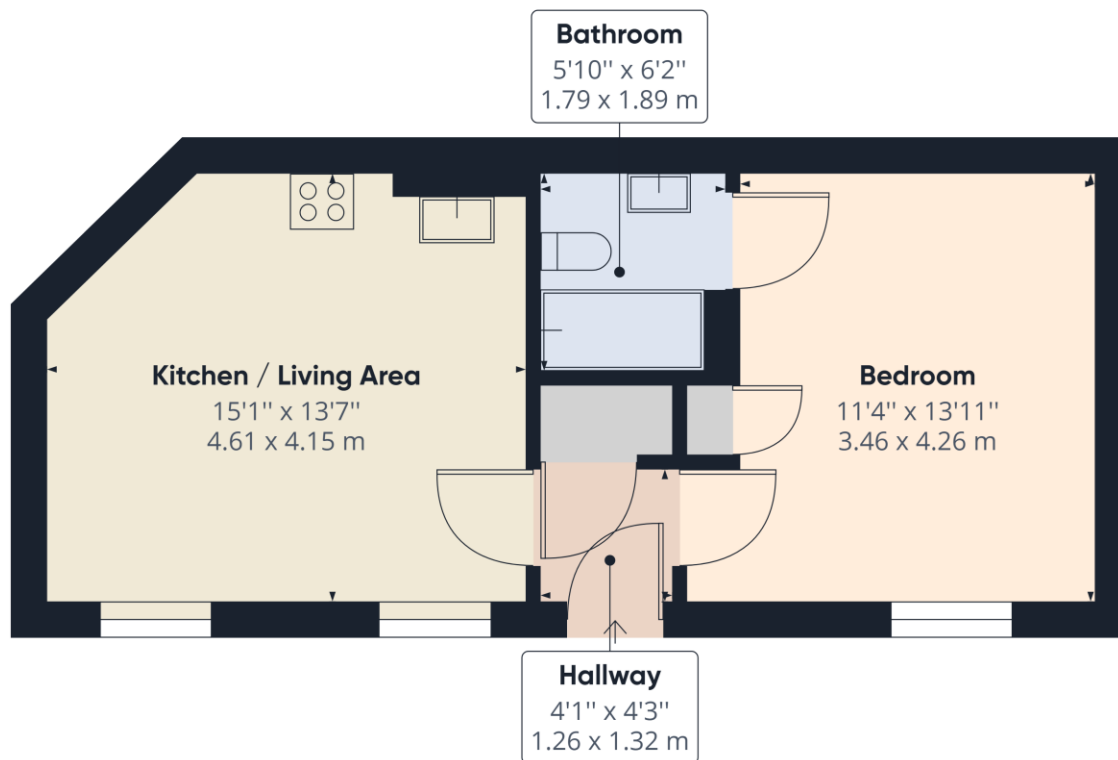
for every step...



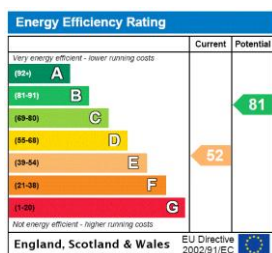
Winkworth

for every step...





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: 100 year and 4 months

Service Charge: £1472.8 per annum

Ground Rent: £ 150 Annually (subject to increase)

Council Tax Band: B

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.

Winkworth

Reading | 0118 4022 300 | reading@winkworth.co.uk

for every step...

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.