

MARKET PLACE, READING, RG1 2DE
GUIDE PRICE £140,000 LEASEHOLD

CONTEMPORARY SECOND FLOOR STUDIO APARTMENT IN THE HEART OF READING TOWN STATION OFFERED WITH NO ONWARD CHAIN

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

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DESCRIPTION:

Presenting a contemporary second floor studio apartment in the heart of Reading Town Centre, and conveniently close to Reading Train Station. This modern property is offered with no onward chain and is in excellent condition, making it an ideal choice for first-time buyers or commuters. Situated on an upper floor with the convenience of a lift, the stylish studio features a sleek bathroom and a well-equipped kitchen. The open-plan layout allows for plenty of natural light to fill the space, creating a bright and inviting atmosphere. With its prime location, residents can enjoy easy access to local amenities, trendy cafes, and bustling shopping districts. Don't miss the chance to make this modern studio your urban sanctuary in the heart of Town. Contact us today to arrange a viewing,

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

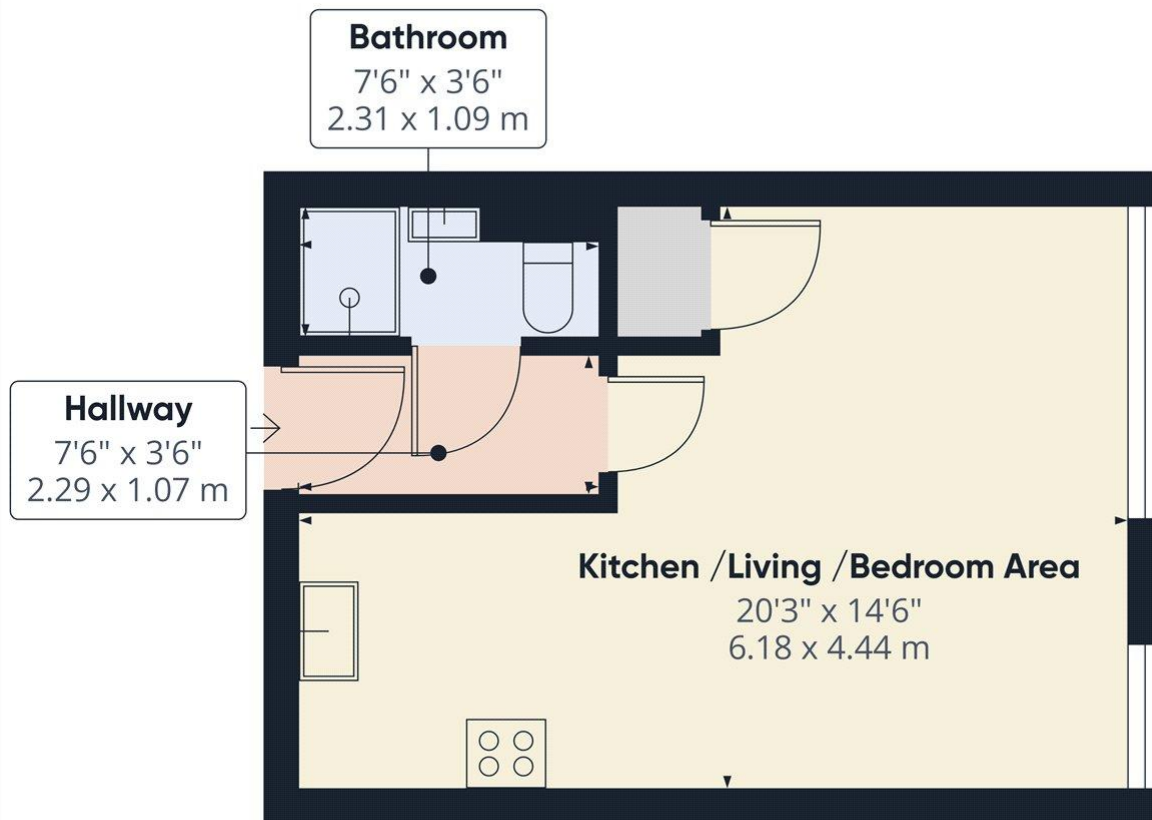
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

AT A GLANCE

- No Onward chain
- Modern Town Centre Studio Apartment
- Second Floor With Lift
- Close To Train Station
- Fixed Timescales For Exchange And Completion
- The Modern Method Of Auction
- Buyers Fees Apply
- For Sale by Modern Auction – T & C's Apply







Approximate total area⁽¹⁾
298 ft²
27.6 m²

(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.

GIRAFFE360

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 117 year

Service Charge: £1400 per annum

Ground Rent: £ 150 Annually (subject to increase)

Council Tax Band: A

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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