



## Nightingale Way, Reading, RG30 1FA

OFFERS IN EXCESS OF £300,000 *Leasehold*



### KEY FEATURES

#### Immaculate Two Bedroom Two Bathroom Apartment With Allocated Parking And Long Lease

Introducing this exceptional first-floor apartment in pristine condition, showcasing a contemporary design throughout. The property features two generously sized bedrooms, with the master bedroom benefiting from an ensuite bathroom. Completing the accommodation is a stylish main bathroom, perfectly complementing the modern open-plan living and dining area that seamlessly integrates with the sleek kitchen. Step outside onto the private balcony for a tranquil outdoor space. Residents enjoy the convenience of allocated parking in this purpose-built development, boasting an impressive lease exceeding 990 years. Situated in a sought-after location, this property offers easy access to amenities, transport links, and green areas. Don't miss out on this fantastic opportunity - get in touch today to arrange a viewing

- Two Bedroom Apartment
- Stylish Bathroom And Ensuite To Master
- Long Lease 990+ Years
- Allocated Car Parking
- Excellent Condition
- Open Plan Living With Modern Kitchen
- Balcony



### Reading

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









## MATERIAL INFO

**Tenure:** Leasehold

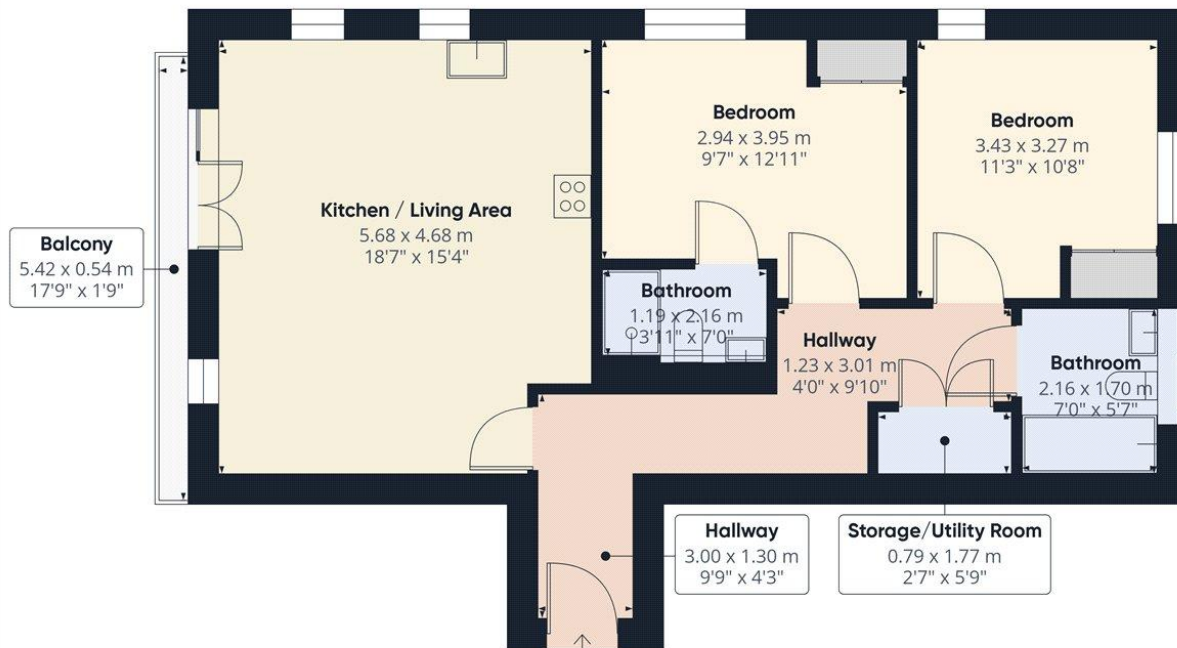
**Term:** 993 year and 11 months

**Service Charge:** £1700 per annum

**Ground Rent:** £ 225 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** B



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

68.7 m<sup>2</sup>  
740 ft<sup>2</sup>

Balconies and terraces

2.9 m<sup>2</sup>  
31 ft<sup>2</sup>

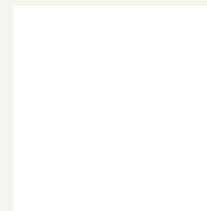
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/REA250443>

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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