



WATERSIDE GARDENS, READING, RG1 6QE
£325,000 LEASEHOLD

A RARELY AVAILABLE THREE BEDROOM SECOND FLOOR APARTMENT IN THIS SOUGHT AFTER TOWN CENTRE DEVELOPMENT

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DESCRIPTION:

A well-presented and rarely available three bedroom second floor apartment in this sought after development. Set in the heart of the town centre right next to the Oracle the Holybrook is one of Reading's most popular town centre developments. This spacious apartment is in the second floor and comprises a spacious lounge/diner with a feature bay window, a fitted kitchen with breakfast bar, two double bedrooms with built in wardrobes and the master with an en-suite shower room, a further bathroom and a single bedroom with a built in wardrobe perfect for use as a study or children's room. The property further benefits from a large loft, a long lease, an allocated parking space and visitors parking permits and is for sale with no chain complications.

*Please note the service charge figures advertised (£1827.02) are for the 2023-24 year. We await 2024-25 figures.

AT A GLANCE

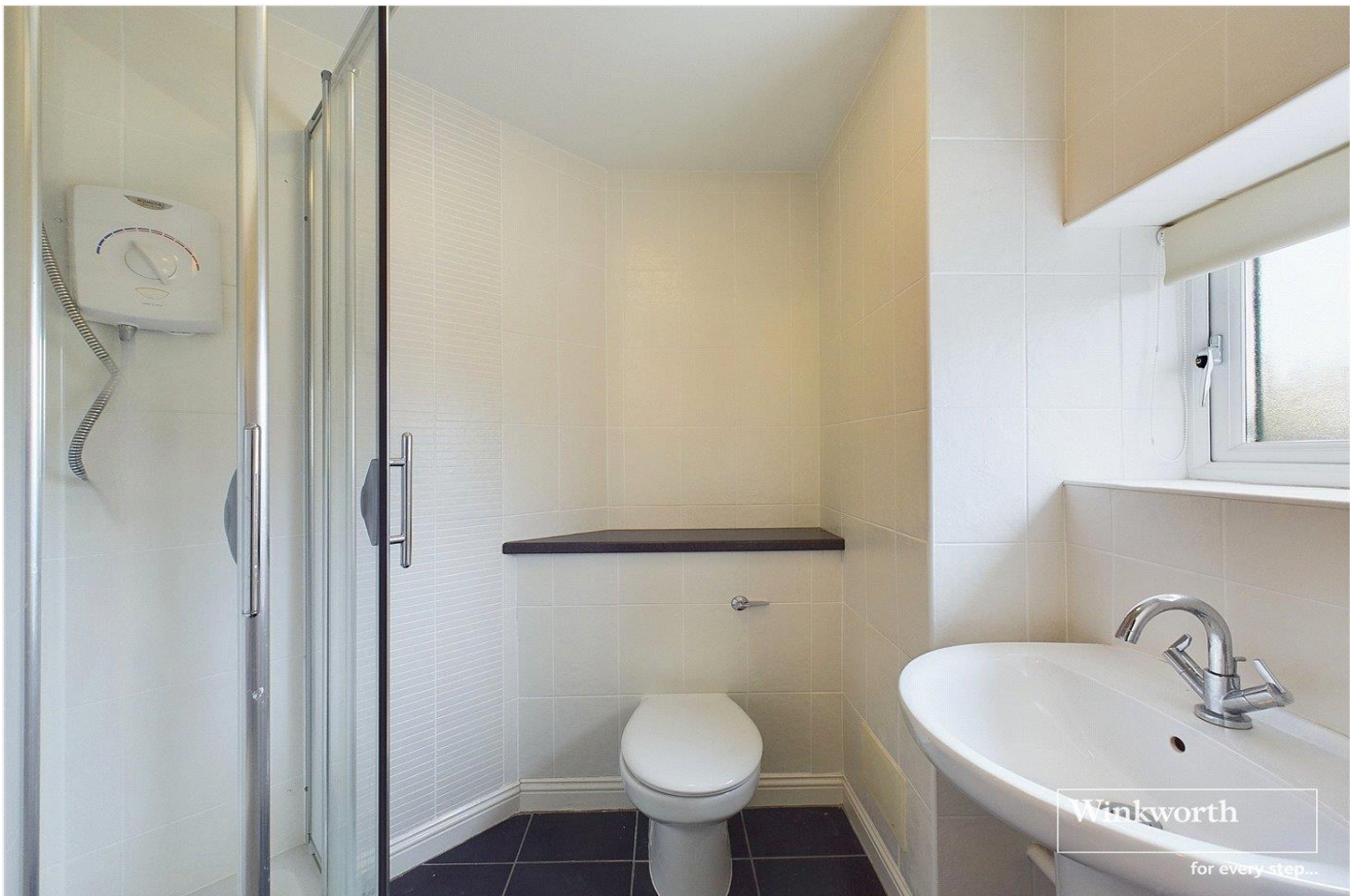
- Three Bedroom Second floor Town Centre apartment
- Living Room with Feature Bay Window
- Fitted Kitchen with a Breakfast Bar
- Built in Wardrobes & Large Loft Space
- Replacement Double Glazed Windows
- Main Bathroom Plus Ensuite Shower Room
- Allocated Parking plus Visitors Permits
- Long Lease
- No chain



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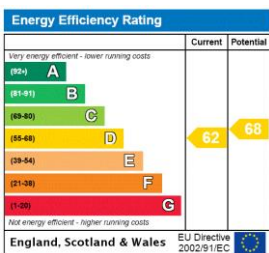
Approximate total area⁽¹⁾
719.18 ft²
66.81 m²

(1) Excluding balconies and terraces

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

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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: Expires - 29/09/2986
Service Charge: £1827.02 per annum
Ground Rent: £ 250 Annually (subject to increase)
Council Tax Band: C

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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