

LONDON STREET, READING, RG1  
GUIDE PRICE **£185,000** LEASEHOLD

## A ONE BEDROOM GROUND FLOOR TOWN CENTRE APARTMENT IN THIS SMALL GATED DEVELOPMENT OF JUST 13 APARTMENTS

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## DESCRIPTION:

A delightful one bedroom ground floor apartment set in this gated development off London Street and a short walk to The Oracle, the Royal Berkshire Hospital, the University of Reading and Reading Station. The property has been recently refurbished with new light fittings, carpets, flooring and decor and is one of just 13 properties set behind a set of secure electronically operated gates. Living accommodation comprises an entrance hall, a double bedroom with a built in wardrobe and en-suite bathroom and an open plan living room with a fitted kitchen including a range of integrated appliances. The property is being sold with no chain and benefits from a long lease with no ground rent, a secure allocated parking space and would suit young professionals, someone downsizing or make an excellent investment with rental yield in excess of 6%

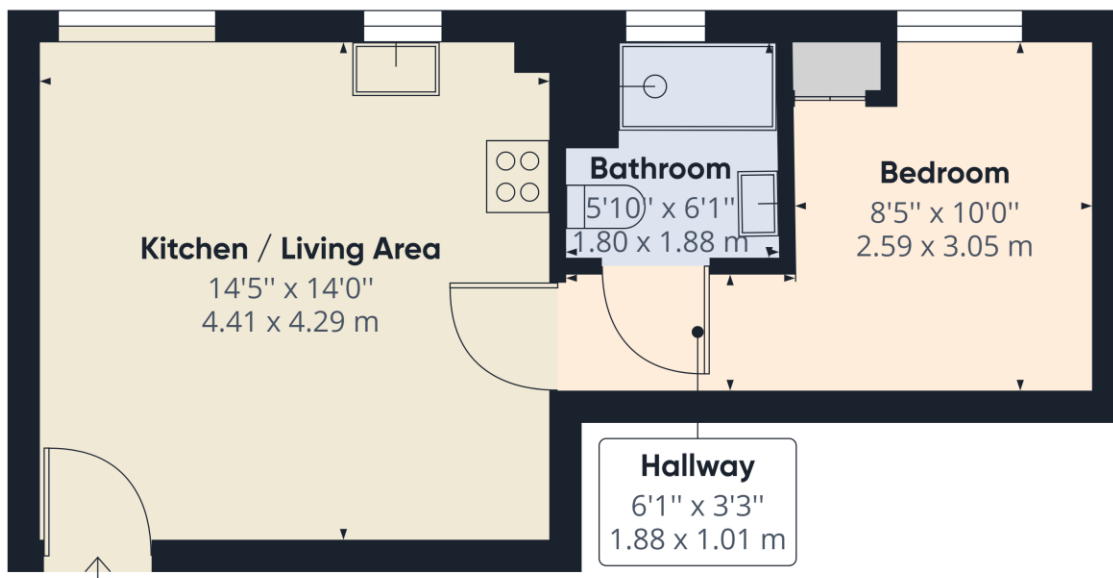
## AT A GLANCE

- One Bedroom Ground Floor Apartment
- Gated Town Centre Development
- Open Plan Living Room/Kitchen
- Re-decorated Throughout
- New Light Fittings, Carpets and Flooring
- Secure Allocated Parking
- 999 Year Lease and Zero Ground Rent
- Service Charge £868.21 per annum
- No Chain









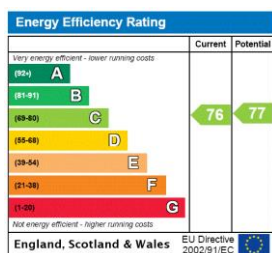
Approximate total area<sup>(1)</sup>  
346.54 ft<sup>2</sup>  
32.19 m<sup>2</sup>

(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.

GIRAFFE 360

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.



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