



APPLEFORD ROAD, READING, RG30 3NZ  
OFFERS IN EXCESS OF **£210,000** LEASEHOLD

## A WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT WITH A GARAGE IN A BLOCK

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## DESCRIPTION:

This well-presented two bedroom ground floor apartment is being sold with no chain complications and is conveniently located near local amenities and excellent transport links, including regular bus services into the town centre and the M4 at junction 12. You will also find Reading's largest public park, Prospect Park a short walk away along with a good range of supermarkets, Calcot Golf Course and a 24 hour gym at the nearby Meadway Precinct.

Living accommodation comprises a modern fitted kitchen with a range of integrated appliances, a spacious living room, two double bedrooms and a contemporary bathroom. Internally the property further benefits from a utility cupboard with plumbing for a washing machine, UPVC double-glazed windows throughout, and central heating via a gas-fired combi boiler. Outside there are communal grounds with a residents parking area and this well presented home comes complete with its own garage, is being sold with no chain complications and would make an excellent first time purchase, suit someone downsizing or make a great investment.

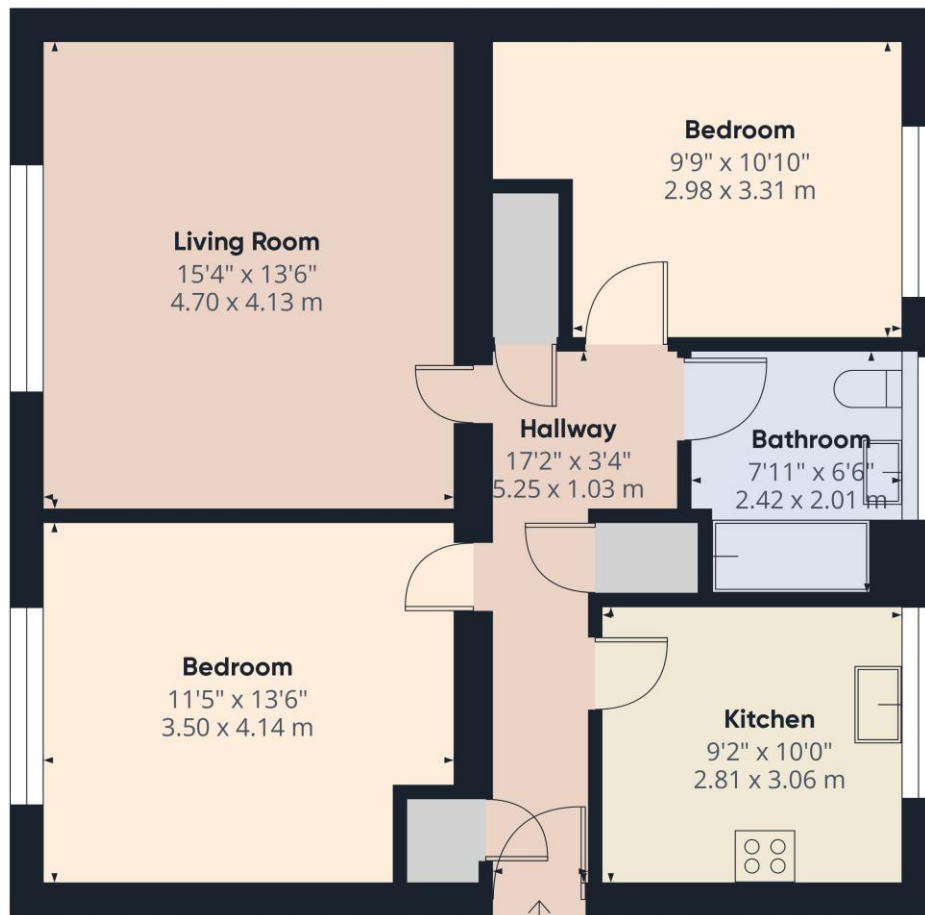
## AT A GLANCE

- Two Bedroom Ground Floor Apartment
- Convenient Location Close to Amenities and Transport Links
- Private Garage in a Block
- Contemporary Fitted Kitchen
- Modern Bathroom
- Spacious Lounge/Diner
- New lease extended to 178 years
- No Chain









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

718.59 ft<sup>2</sup>  
66.76 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.

Calculations are based on RICS IPMS 3C standard.

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.

**Tenure:** Leasehold

**Term:** 177 year and 11 months

**Service Charge:** £1860 per annum

**Ground Rent:** £ 10 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.

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