



Oscar Wilde Road, Reading, RG1 3FH

OFFERS IN EXCESS OF £260,000 *Leasehold*

Modern first Floor Two Bedroom Town Centre Apartment
With Wrap Around Balcony & Allocated Parking

Presenting this stylish first-floor apartment, ideally located within easy reach of Reading town centre and the mainline railway station.

The property offers two generous double bedrooms and a fantastic wrap-around corner balcony, providing excellent outside space. The contemporary open-plan living/dining room incorporates a modern fitted kitchen, creating a bright and sociable space ideal for both relaxing and entertaining. The principal bedroom benefits from a stylish en-suite shower room, while the second bedroom is also a well-proportioned double. A modern main bathroom completes the accommodation.

Further benefits include lift access, an allocated parking space and secure bicycle storage.

Offered to the market with no onward chain, this superb apartment would make an excellent home, first-time purchase or investment opportunity.

KEY FEATURES

2 1 2

- No Onward Chain
- Two Bedroom First Floor Apartment
- Wrap Around Balcony
- Modern Open Plan Living Space/Kitchen
- Two Double Bedrooms
- Master Bedroom With En Suite
- Allocated Parking Space
- Close Proximity Town Centre & The Train Station



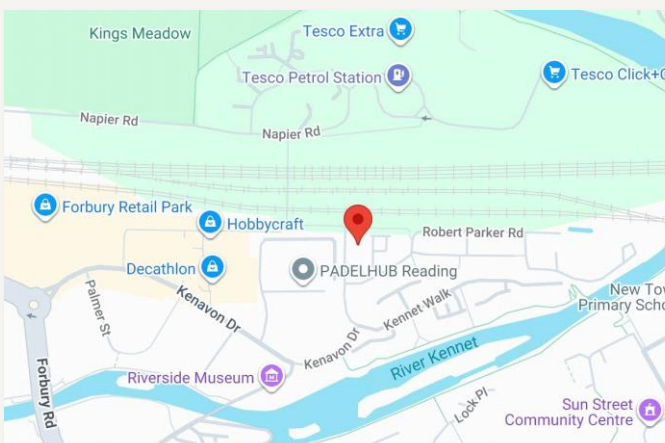
Reading

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MATERIAL INFO

Tenure: Leasehold

Term: 113 year and 3 months

Service Charge: £2867.7 per annum

Ground Rent: £ 440 Annually (subject to increase)

Council Tax Band: C

EPC rating: C

FIRST FLOOR

726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.
 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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