



## Riverside House, Fobney St, Reading, RG1 6BJ

Offered With No Onward Chain, This Well-Presented First-Floor Apartment Combines Modern Living With Excellent Convenience.

### KEY FEATURES

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- No Onward Chain
- Two Bedroom & Two Bathrooms
- Fixed Timescales For Exchange And Completion
- The Modern Method Of Auction
- Buyers Fees Apply
- For Sale by Modern Auction – T & C's Apply
- Subject To Reserve Price
- Lease 977 years
- Service Charge £3,800pa
- Ground Rent £262 pa



Reading

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## DESCRIPTION

Offered with no onward chain, this well-presented first-floor apartment combines modern living with excellent convenience.

The property features two bedrooms and two bathrooms, including a contemporary open-plan kitchen and spacious living/dining area. The building benefits from a lift for easy access, ensuring comfort and practicality for all residents. With an exceptionally long lease of over 970 years, this home offers long-term security and peace of mind. Ideally situated close to the town centre and train station, the apartment provides outstanding access to local amenities and transport links. Maintained in excellent condition throughout, it's ready for you to move straight in.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.







## LOCATION

Reading is one of the south east's largest towns just over 20 minutes from London by train, with trains running every five minutes or so, Reading is home to many of the city's commuters. Reading also has easy links by road or rail to Swindon, Oxford, Basingstoke, Heathrow and farther afield. Beyond the hive of commercial activity, Reading is nestled in the heart of Royal Berkshire offering beautiful riverside walks on the Thames and tow path ambles on the Kennet and Avon canals and with the nearby Berkshire Downs and Chilterns, beautiful countryside is never far away. Reading offers a rich mix of shops and markets. In the heart of the town, The Oracle combines chic boutiques with department stores such as House of Fraser and within a minute's walk there are many high-street favourites including John Lewis and Marks & Spencer. There are restaurants, cafes and brasseries to suit every taste in Reading. Plus there are numerous bars and restaurants on the Oracle Riverside.

<https://www.winkworth.co.uk/sale/property/REA250993>

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.

## MATERIAL INFO

**Tenure:** Leasehold

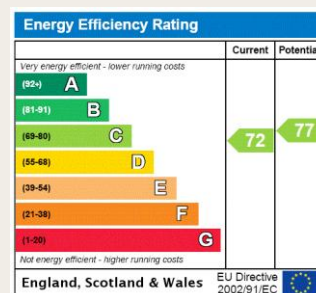
**Term:** 974 year and 1 months

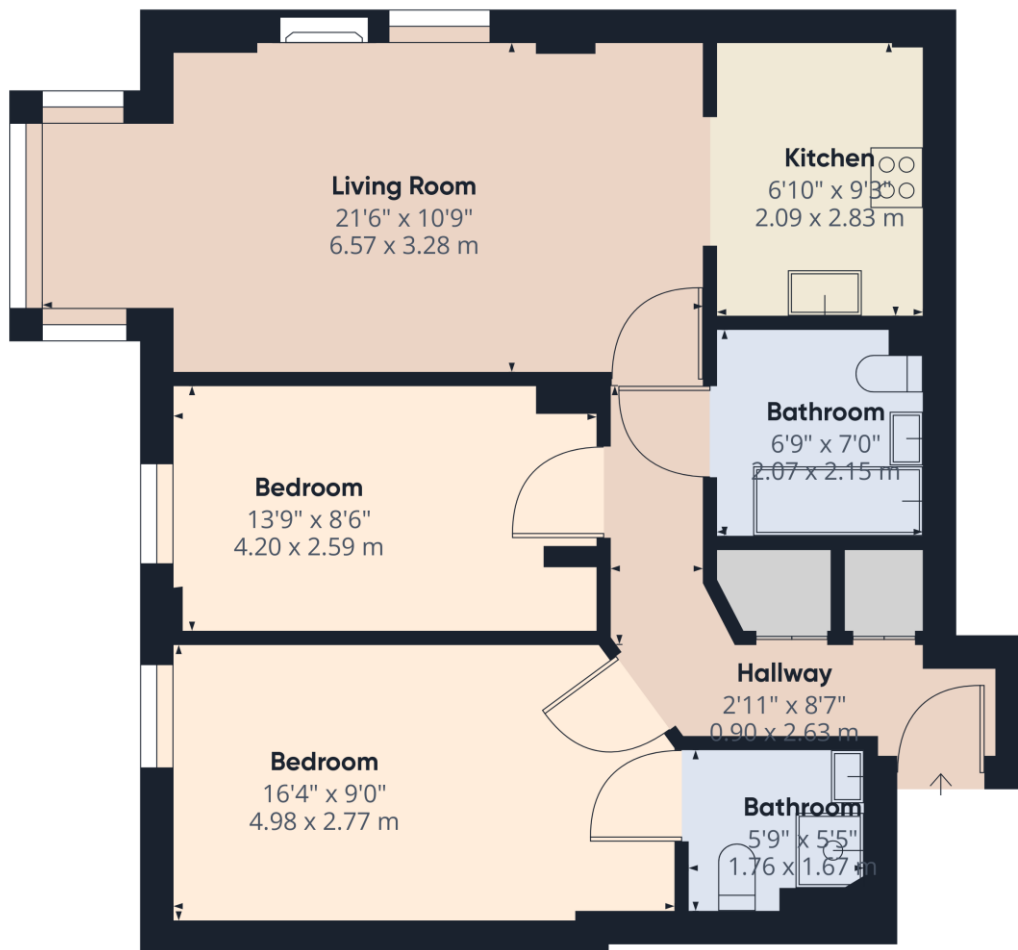
**Service Charge:** £3800 per annum

**Ground Rent:** £ 262 Annually (subject to increase)

**Council Tax Band:** D

**EPC rating:** C





Approximate total area<sup>®</sup>

712.21 ft<sup>2</sup>

66.17 m<sup>2</sup>

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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