



Riverside House, Fobney Street, Reading, Berkshire, RG1



£155,000 *Leasehold*

Offered To The Market With No Onward Chain A Two Bedroom First Floor Apartment Located In Reading Town Centre

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.

KEY FEATURES

- 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
- No Parking - Can be rented for Circa £1300 from the Oracle

Winkworth

for every step...



Winkworth
for every step...



Winkworth



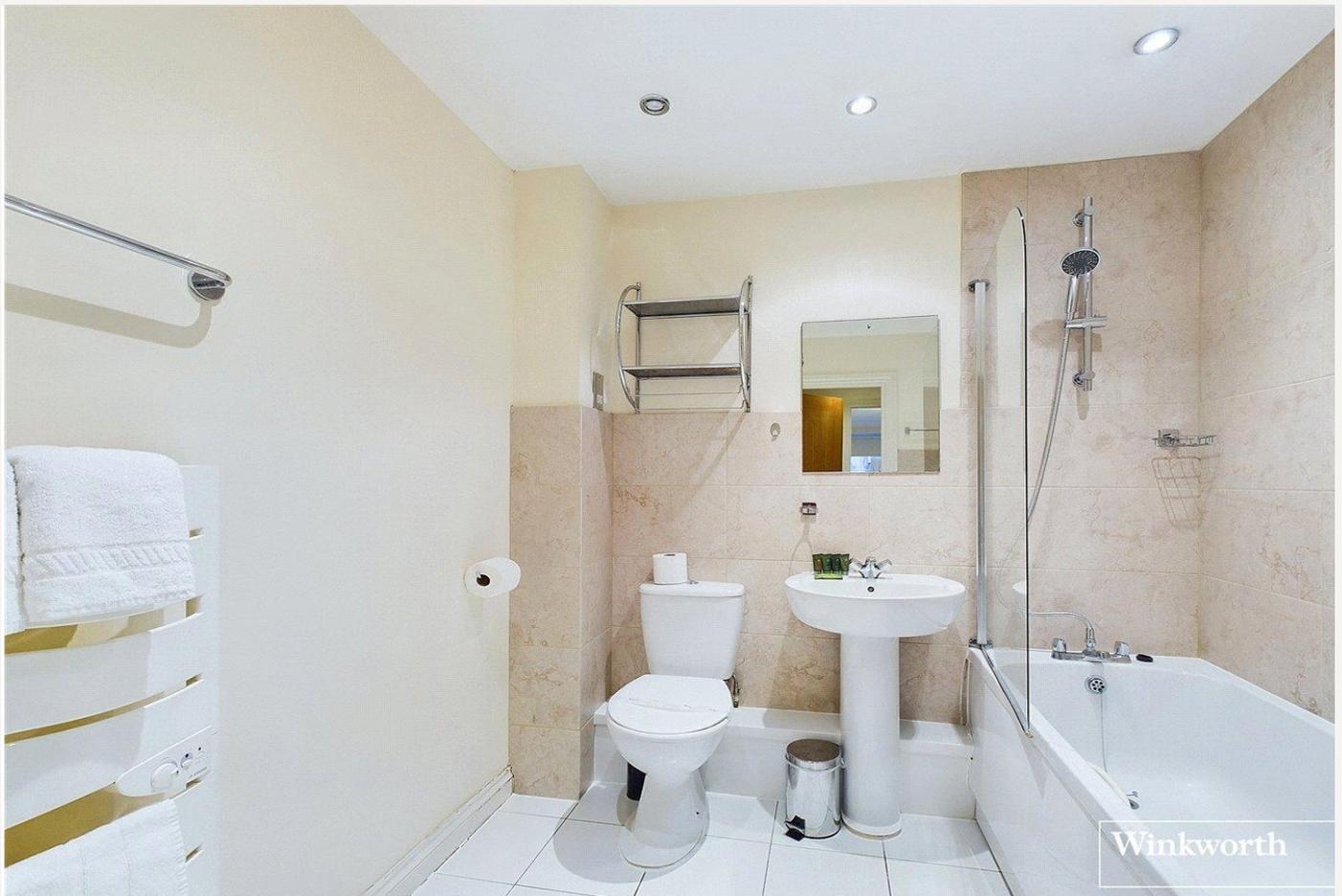
Winkworth



Winkworth



Winkworth



MATERIAL INFO

Tenure: Leasehold

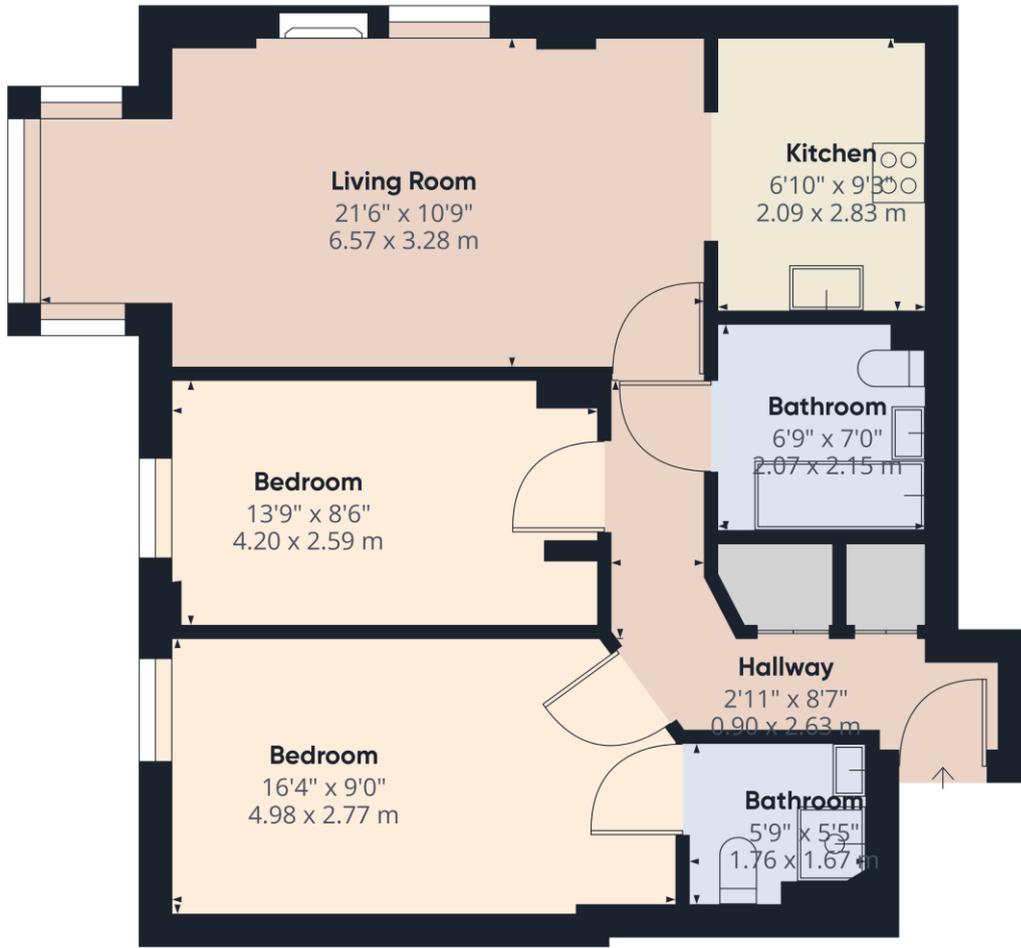
Term: 973 year and 9 months

Service Charge: £3800 per annum

Ground Rent: £ 262 Annually (subject to increase)

Council Tax Band: D

EPC rating: C

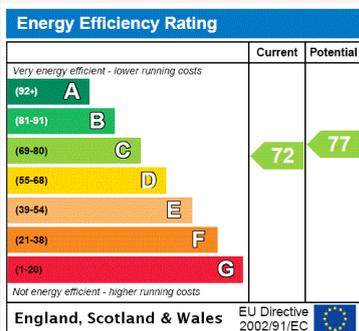


Approximate total area¹
712.21 ft²
66.17 m²

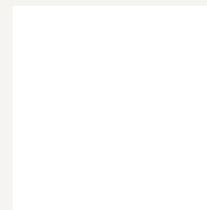
Excluding balconies and terraces

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

GIRAFFE360



For more information, scan the QR code or visit the link below



<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.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.