



Brechin Court, Kendrick Road, Reading, Berkshire, RG1

£175,000 *Leasehold*



This spacious one bedroom first floor apartment is set on a popular tree-lined road of East Reading, within easy reach of the station, The Oracle Shopping complex and local amenities. Accommodation comprises one double bedroom, reception room which opens into the kitchen and a three piece bathroom. The apartment has access to well-maintained communal grounds with established shrubs.

KEY FEATURES

- One bedroom apartment
- First floor with lift
- Separate Kitchen
- Within Walking Distance of Reading Station
- Convenient for local amenities and transport links
- Ideal for investors, first-time buyers or downsizers
- Communal gardens
- Garage & residents parking



Reading

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MATERIAL INFO

Tenure: Leasehold

Term: 144 year and 0 months

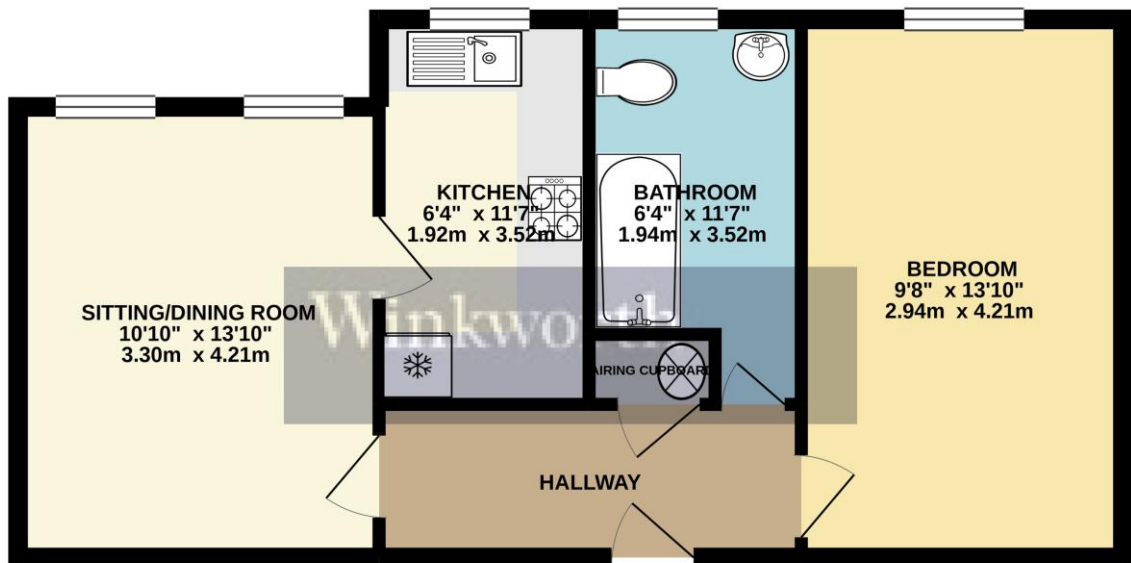
Service Charge: £1697 per annum

Ground Rent: £ 0

Council Tax Band: B

EPC rating: C

FIRST FLOOR 506 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 506 sq.ft. (47.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

<https://www.winkworth.co.uk/sale/property/REA260832>

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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