



Hewitt, Reading, Berkshire, RG1

£200,000 *Leasehold*

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Offered to the market with no onward chain complications and situated in this sought after development, a well-appointed one bedroom ninth floor apartment located in the heart of the town centre. Located in one of Reading's most recognisable residential developments, built by Muse developments, the property is a short walk to Reading Train Station with links direct to London Paddington in just 25 minutes and soon to be on the Elizabeth Line linking Reading

KEY FEATURES

- Modern one bedroom 9th floor apartment
- Built in 2015 by Muse Developments
- Open Plan Living Space
- High Spec Bathroom and Kitchen
- Excellent Town Centre location
- High Spec Finish Throughout



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with the City of London and Canary Wharf. Internally comprising of a spacious living room being open plan to the kitchen with a comprehensive range of integrated appliances, good sized double bedroom with a built in wardrobe which is complemented by a bathroom. Additional benefits include underfloor heating, and spotlighting throughout. This modern apartment would make an excellent first time purchase or investment.

MATERIAL INFO

Tenure: Leasehold

Term: 239 year and 4 months

Service Charge: £3399.92 per annum

Ground Rent: £ 350 Annually (subject to increase)

Council Tax Band: C

EPC rating: C





Approximate total area⁽¹⁾
447.77 ft²
41.60 m²

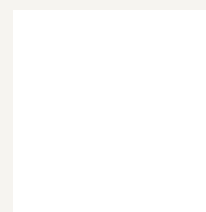
(1) Excluding balconies and terraces

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

GIRAFFE360

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/REA260154>

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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