



**OSCAR WILDE ROAD, READING, RG1 3FH
OFFERS IN EXCESS OF £300,000 LEASEHOLD**

**A MODERN TWO BEDROOM, TWO BATHROOM
TOWN CENTRE APARTMENT WITH A LARGE
WRAP AROUND BALCONY**

Reading | 0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

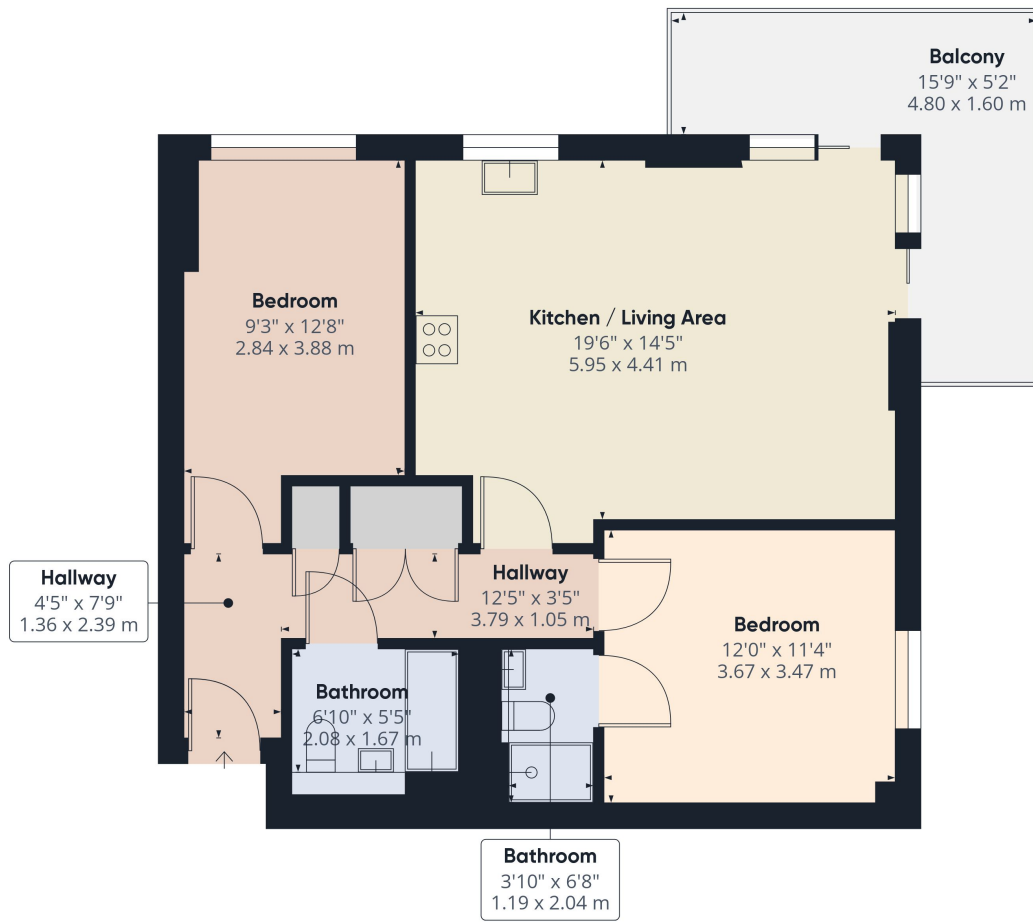
A contemporary second floor two bedroom town centre apartment with a large wrap-around balcony. Conveniently located a short walk from Reading Train Station with direct access to London Paddington in just over 20 minutes and now on London's tube network with the Elizabeth Line connecting Reading with Canary Wharf. This well presented apartment is also just a stone's throw from the River Kennet and offers well apportioned modern living accommodation. The generous living room has a fitted kitchen with a range of integrated appliances at one end and a superb balcony with dual aspect access offering a great outdoor space at the other. There are two double bedrooms, the master with an en-suite shower-room and a further bathroom. The property further benefits from ample storage and an allocated parking space. This lovely apartment would suit young professionals, a first time buyer, downsizers or make a great investment and an early viewing is recommended.

AT A GLANCE

- Two Bedroom Second Floor Town Centre Apartment
- Large Wrap-around Balcony
- Two Double Bedrooms
- Generous Open Plan Living Space
- Fitted Kitchen with Integrated Appliances
- Main Bathroom and En-suite Shower to Main Bedroom
- Lift Access
- Allocated Car Parking Space







Approximate total area⁽¹⁾
 735.5 ft²
 68.33 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

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold
Term: Expires - 01/08/2140
Service Charge: £3030 per annum
Ground Rent: £ 440 Annually (subject to increase)
Council Tax Band: C

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



for every step...

winkworth.co.uk

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.