

**FARRINGDON COURT, READING, BERKSHIRE, RG1 5NT  
OFFERS IN EXCESS OF £250,000 LEASEHOLD**

**A TWO BEDROOM FIRST FLOOR APARTMENT WITH A  
BALCONY AND PARKING CLOSE TO READING TOWN  
CENTRE, THE ROYAL BERKSHIRE HOSPITAL AND THE  
UNIVERSITY OF READING**

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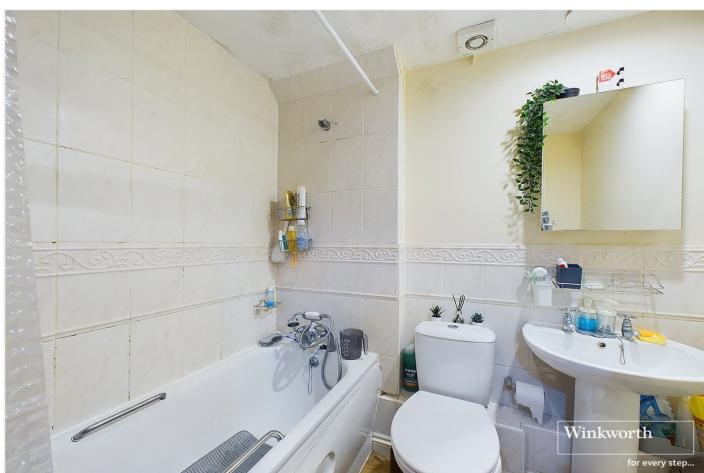


## DESCRIPTION:

An opportunity to purchase this first floor apartment which is positioned in an established location within close proximity of Reading town centre, the Royal Berkshire Hospital and the University of Reading. Living accommodation comprises a dual aspect living room a refitted kitchen and benefits from a balcony which provides a pleasant outdoor space. There are two double bedrooms and a family bathroom and the added advantage of a residents parking space. The property further benefits from a long headlease which has been extended, an affordable service charge and no ground rent. This well positioned property would make an excellent first time purchase, investment property or suit a downsizer and is for sale with no chain complications.

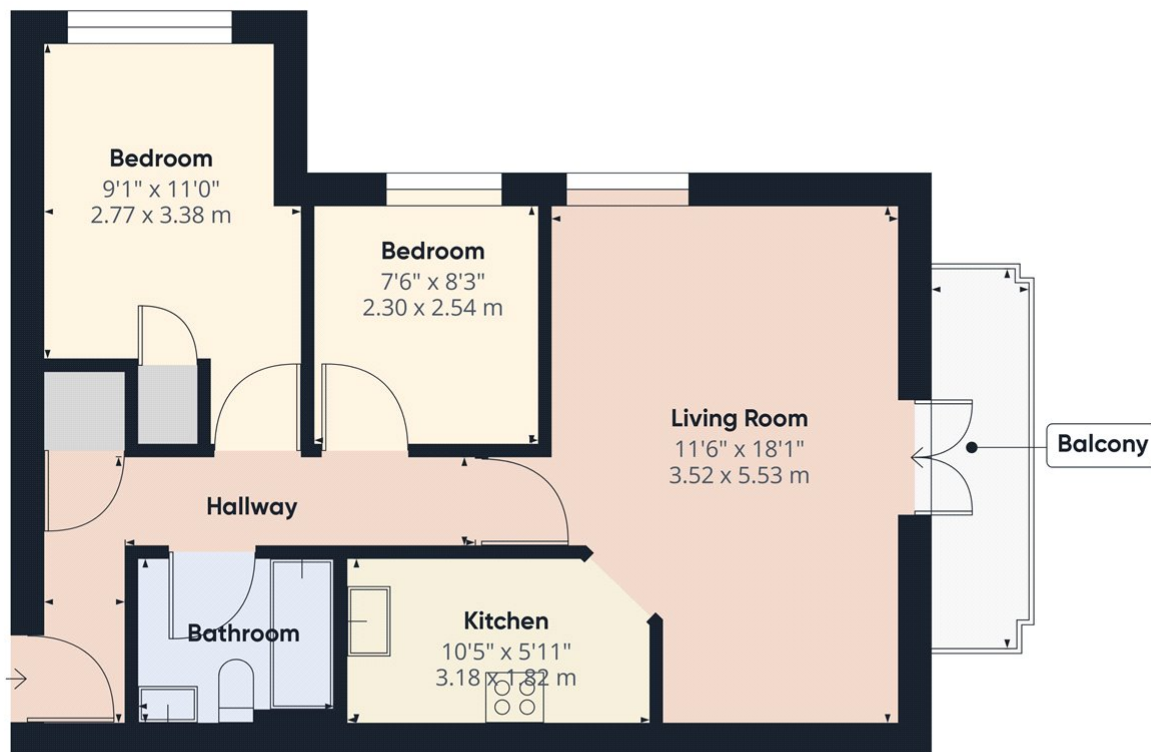
## AT A GLANCE

- First floor apartment with balcony
- Two bedrooms
- Refitted kitchen
- Council tax band C
- Off road parking
- Lease 191 years
- Zero Ground Rent
- Service charge £1,355.80 per year









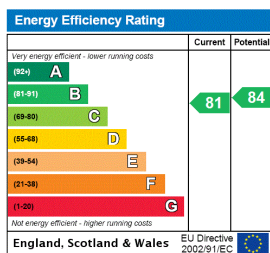
Approximate total area<sup>®</sup>  
559.53 ft<sup>2</sup>  
51.98 m<sup>2</sup>

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.

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 - 04/04/2215  
**Service Charge:** £1355.8 per annum  
**Ground Rent:** £ 0 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.



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