

**HERMITAGE, READING, BERKSHIRE, RG1**  
**GUIDE PRICE OF £335,000 LEASEHOLD**

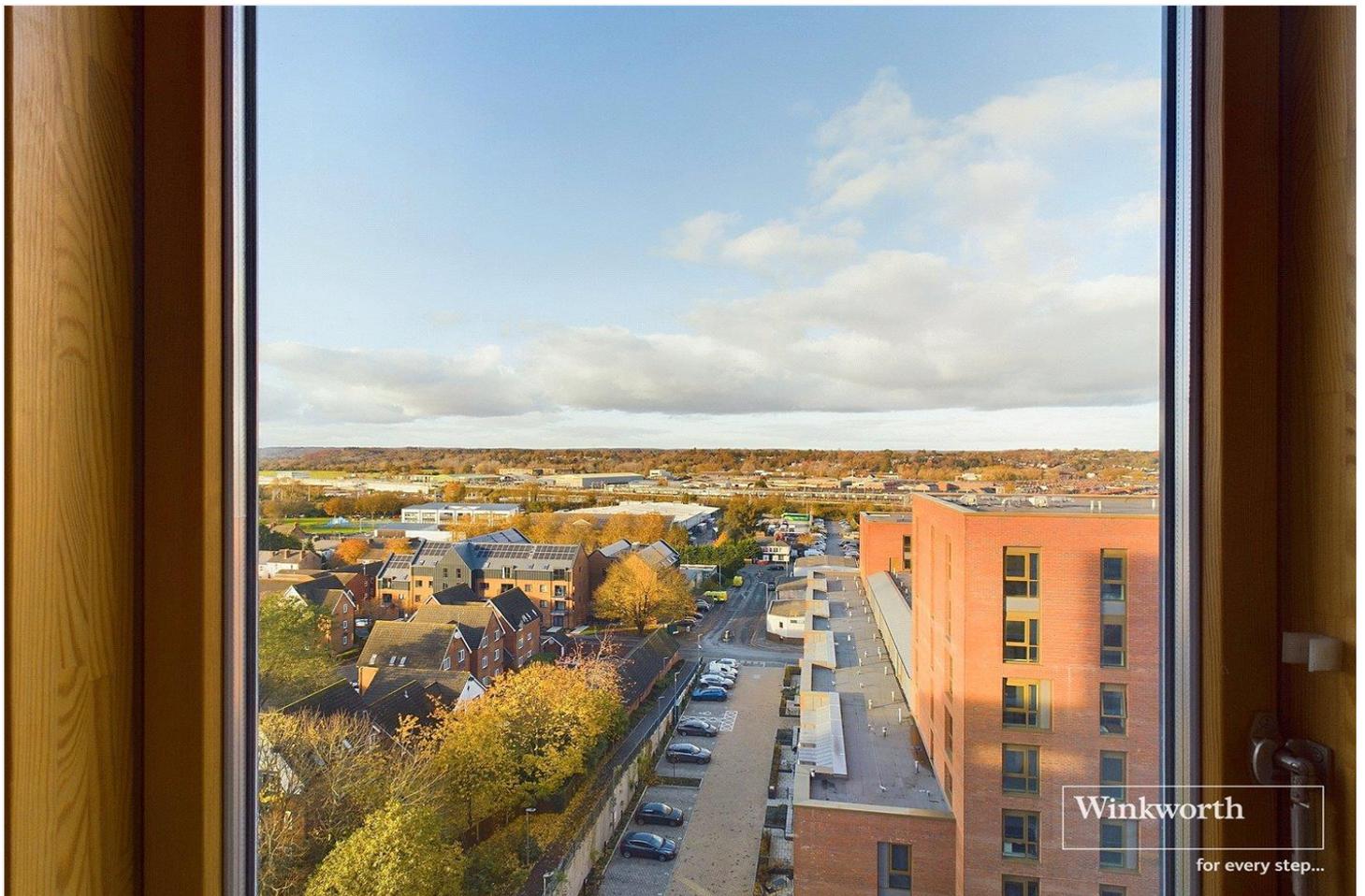
**A CONTEMPORARY 9TH FLOOR 2 BEDROOM APARTMENT**  
**WITH FAR REACHING VIEWS OF READING AND SOUTH**  
**OXFORDSHIRE COMPLETE WITH SECURE GATED PARKING**

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## DESCRIPTION:

This bright contemporary ninth floor two bedroom apartment offers far reaching views over Reading and the South Oxfordshire countryside and comes complete with a secure gated under-croft parking space. Located in the heart of Reading town centre, an easy walk to Reading train station with its direct links to London Paddington in just over 20 minutes (now also on the Tube Network and the Elizabeth Line linking Reading with the City of London and Canary Wharf). The property comprises a spacious 25ft. open plan living space with floor to ceiling windows offering excellent views over Reading's rooftops. There is a high spec. fitted kitchen with a range of integrated appliances at one end of this room. There are two double bedrooms both with built in wardrobes and one with a modern en-suite shower room. There is a second bathroom suite, ample storage, including a utility cupboard. The property further benefits from lift access, well-kept maintained communal areas, a concierge, video entry phone system and a secure allocated under-croft parking space in the gated car park. This impressive well-appointed apartment will appeal to young professionals, downsizers and investors seeking a prime location.

## AT A GLANCE

- Two Bedroom 9th Floor Apartment
- Town Centre Location With Far Reaching Views
- Two Double Bedrooms with Built in Wardrobes
- Two bathrooms
- 25ft. Open Plan Living Room with Views
- Fitted Kitchen
- Secure Gated Parking
- Service Charge £1938 Per Annum
- Ground Rent £350 Per Annum
- 233 Year Lease



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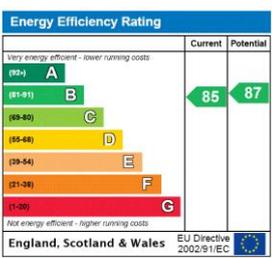
Approximate total area<sup>(1)</sup>  
 728.05 ft<sup>2</sup>  
 67.64 m<sup>2</sup>

(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.



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