



## Riverside House, Reading, Berkshire, RG1 6BJ

OIEO £230,000 *Leasehold*



Offered to the market with no onward chain a two bedroom first floor apartment located in Reading Town Centre

### KEY FEATURES

- No Onward Chain
- 21ft Sitting/Dining Room
- Two Double Bedrooms
- Town Centre Location
- Two Bathrooms
- No parking



Reading

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#### DESCRIPTION

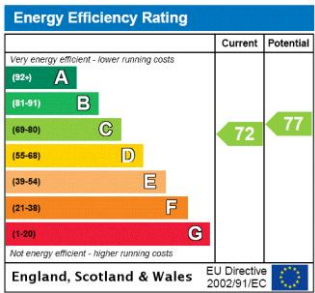
Offered to the market with no onward chain and situated in this prime riverside location within the heart of Reading town centre, a two double bedroom first floor apartment offering good sized accommodation. Internally comprising 21ft sitting/dining room, kitchen, good sized master bedroom with en suite and there is a further double bedrooms which is complemented by a bathroom. The property is situated adjacent to the Oracle shopping complex and within close proximity to the mainline train station which serves direct access to London Paddington in just over 20 minutes and is soon to be on the Elizabeth Line (Crossrail) linking Reading with the City of London and Canary Wharf. The property would make an excellent first time or investment purchase.

#### LOCATION

Reading is one of the south east's largest towns just over 20 minutes from London by train, with trains running every five minutes or so. Reading is home to many of the city's commuters. Reading also has easy links by road or rail to Swindon, Oxford, Basingstoke, Heathrow and farther afield. Beyond the hive of commercial activity, Reading is nestled in the heart of Royal Berkshire offering beautiful riverside walks on the Thames and tow path ambles on the Kennet and Avon canals and with the nearby Berkshire Downs and Chilterns, beautiful countryside is never far away. Reading offers a rich mix of shops and markets. In the heart

MATERIAL INFORMATION

Tenure: Leasehold  
Term: 974 year and 3 months  
Service Charge: £3800 per annum  
Ground Rent: £ 262 Annually (subject to increase)  
Council Tax Band: D  
EPC rating: C



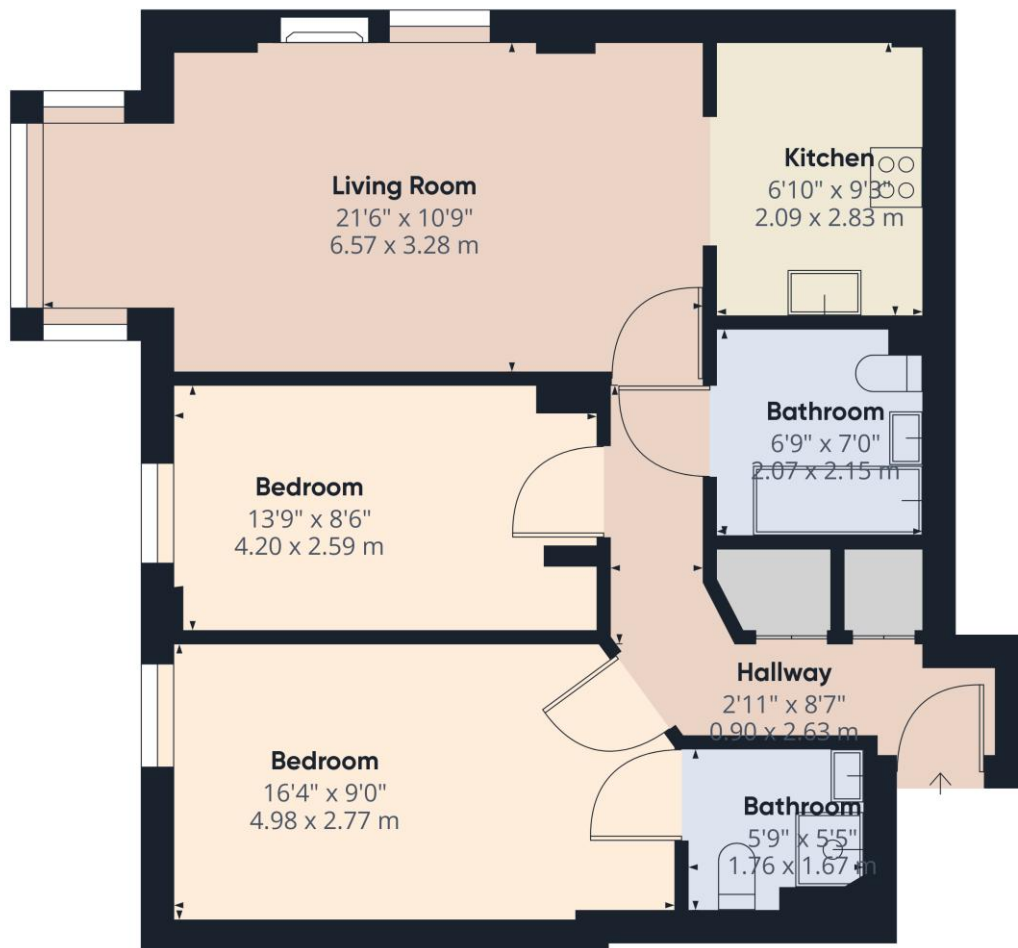
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<https://www.winkworth.co.uk/sale/property/REA220194>

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.





**Approximate total area<sup>8</sup>**  
712.21 ft<sup>2</sup>  
66.17 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.

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