



**BATTLE SQUARE, READING, RG30 1DS
OFFERS IN EXCESS OF £200,000 LEASEHOLD**

**A WELL-PRESENTED TWO BEDROOM FIRST FLOOR
APARTMENT SITUATED IN WEST VILLAGE,
APPROXIMATELY A MILE FROM READING TOWN CENTRE**

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



DESCRIPTION:

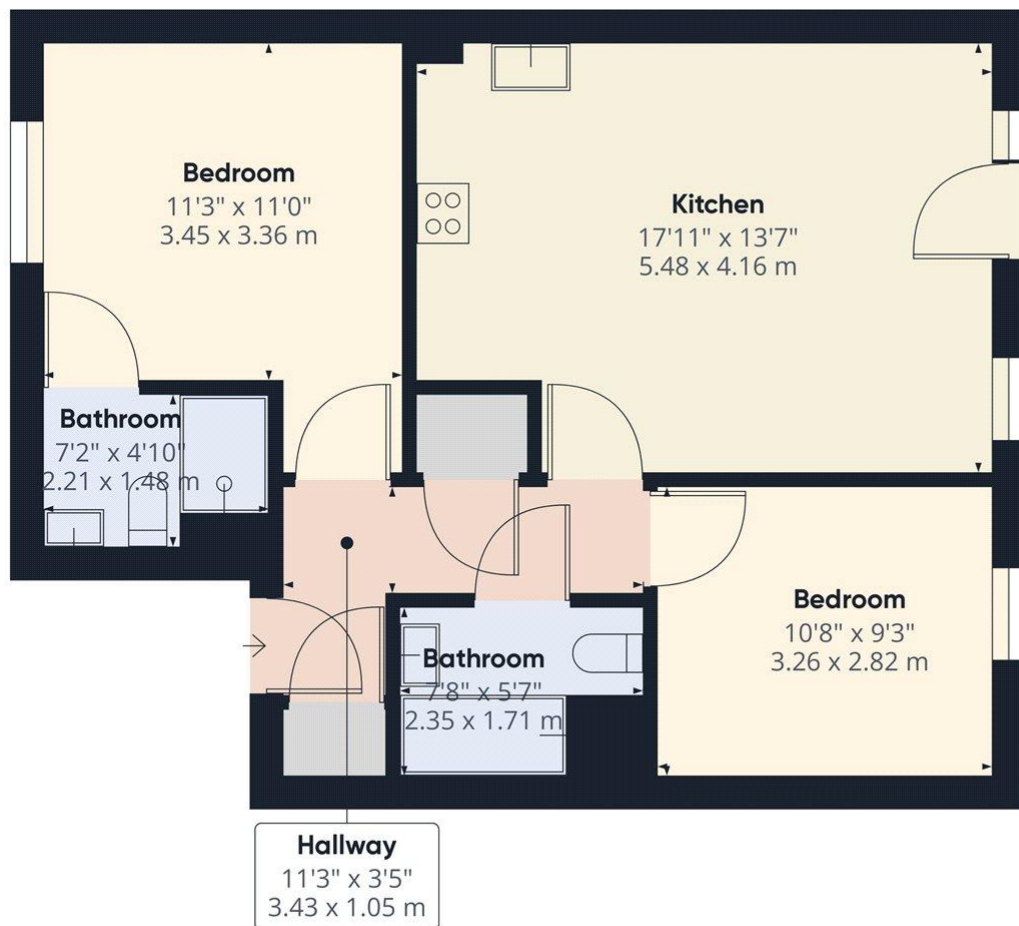
Originally built by David Wilson Homes in 2012, a two bedroom first floor apartment located in West Village on the former Battle Hospital site, just over a mile from Reading Town Centre and within a few minutes' walk of Reading West Train Station. Offered to the market with no onward chain the property comprises entrance hall, open-plan kitchen/living space with a Juliette balcony enjoying pleasant views over a park/playground to the front and there is a comprehensive range of built in integrated appliances. The master bedroom has a built in cupboard and enjoys views over a private communal courtyard to the rear and has its own en-suite and there is a further double bedroom which is complemented by a bathroom. The property further benefits from a security entry phone system, a communal lift and secure under-croft parking.

AT A GLANCE

- Two Double Bedrooms
- No Onward Chain
- En-Suite To Master
- Open Plan Kitchen/Living Space
- Allocated Parking
- Council Tax Band C
- 115 Years Remaining On The Lease







Approximate total area⁽¹⁾

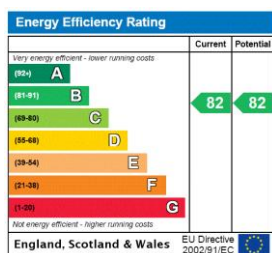
618.42 ft²
57.45 m²

(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: 112 year and 0 months

Service Charge: £2624 per annum

Ground Rent: £ 400 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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