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**CASTLE CRESCENT, BERKSHIRE, RG1 6AQ  
OFFERS IN EXCESS OF £215,000 SHARE OF FREEHOLD**

# A ONE BEDROOM FIRST FLOOR APARTMENT IN A PERIOD CONVERSION WITH A GARAGE IN THE BLOCK

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## DESCRIPTION:

Offered to the market with no onward chain complications, a well-presented one bedroom first floor apartment located in the Castle Hill conservation area on the western edge of Reading town centre. This attractive apartment is set in a period conversion and is a short walk to Reading Station and the town centre and would suit young professionals or make an excellent investment property. Accommodation comprises; a lounge/diner, double bedroom, a fitted kitchen and a bathroom. The property further benefits from replacement double glazed windows, a garage in a block to the rear and access to a communal garden.

## AT A GLANCE

- One Bedroom Town Centre Apartment
- Period Conversion
- Lounge/Diner
- Generous Double Bedroom
- Fitted Kitchen
- Bathroom
- Garage In Block
- No Chain

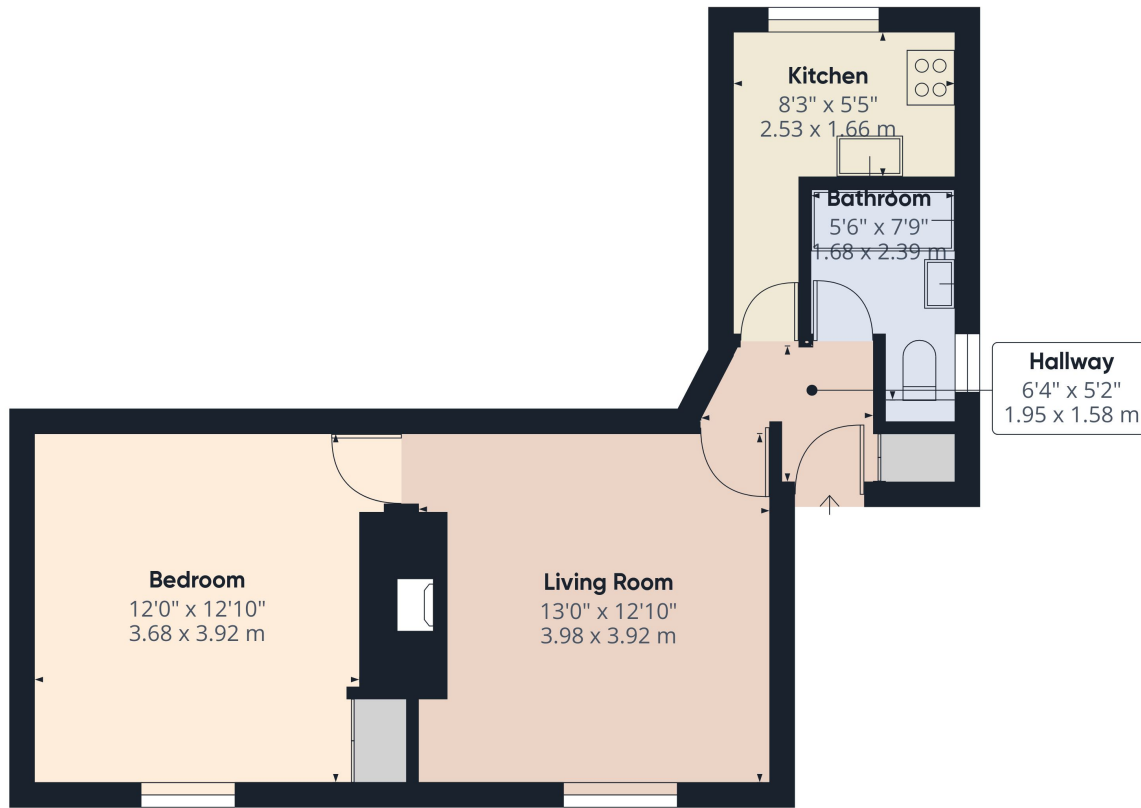


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Approximate total area<sup>(1)</sup>  
461.32 ft<sup>2</sup>  
42.86 m<sup>2</sup>

(1) Excluding balconies and terraces

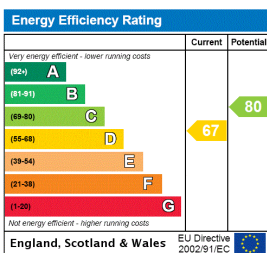
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

**Tenure:** Share of Freehold  
**Term:** Expires -  
**Service Charge:** £780 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** B

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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