



NELSON MEWS, READING, RG1  
OFFERS IN EXCESS OF £185,000 LEASEHOLD

## A MODERN ONE BEDROOM 2ND FLOOR TOWN CENTRE APARTMENT WITH OFF ROAD PARKING

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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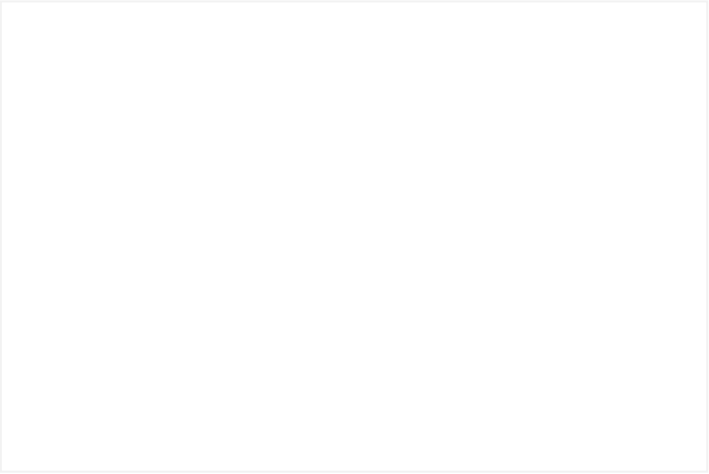
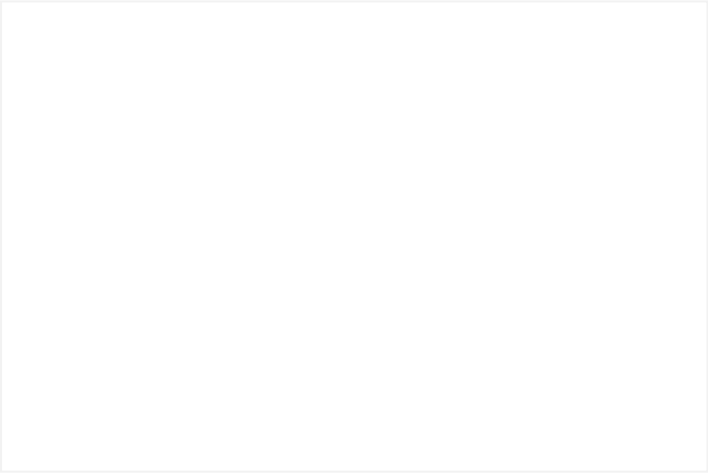
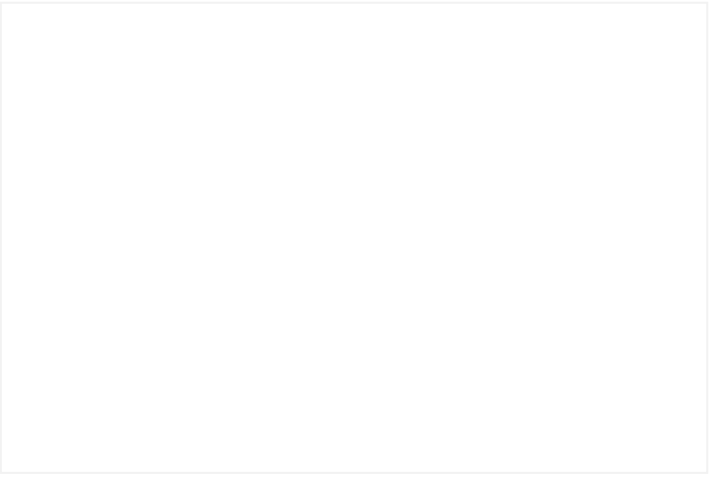
## DESCRIPTION:

This modern one bedroom second floor apartment is located a short walk from the Oracle shopping complex and Reading Train Station with its direct link to London Paddington in just over 20 minutes and on London's tube network with Crossrail and the Elizabeth Line. Set in this block of just 11 apartments built in 2007 the property offers lift access to the second floor where this apartment can be accessed. Living accommodation comprises a bright open plan living space with large windows at one end and a fitted kitchen with integrated appliances at the other. There is a double bedroom and contemporary bathroom. The property has wooden flooring through the living room and a carpeted bedroom. The property also benefits from an off road allocated parking space and is for sale with no chain complications. This well presented and conveniently located property would make an excellent first time purchase, investment property or pied-a-terre

## AT A GLANCE

- One bedroom Town Centre Apartment
- Modern open plan living accommodation
- Double Bedroom
- 2nd floor with lift access
- Allocated off road parking
- No Chain
- 109 Years Remaining on the Lease
- £200 per annum Ground Rent
- £2,156.06 per annum Service





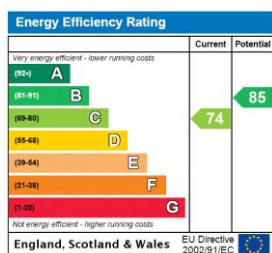


**TOTAL APPROX. FLOOR AREA 480 SQ.FT. (44.6 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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