



**BERKELEY AVENUE, BERKSHIRE, RG1 6FF  
OFFERS IN EXCESS OF £350,000 LEASEHOLD**

# A MODERN TWO BEDROOM GROUND FLAT APARTMENT CLOSE TO TOWN CENTRE AND TRAIN STATION

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## DESCRIPTION:

Situated in close proximity to the Town Centre and Train Station, this contemporary ground floor apartment offers both convenience and style. The property features 2 double bedrooms, each complete with its own en-suite bathroom, providing ultimate comfort and privacy. The spacious living area leads out to a full-width balcony, perfect for outdoor dining and relaxation. Secure parking spaces within the purpose-built complex offer residents added peace of mind. With its sleek design and convenient amenities, this apartment is an excellent choice for young professionals or couples seeking a modern urban retreat. Don't miss the chance to make this property yours - contact us today to schedule a viewing and secure your dream home.

## AT A GLANCE

- Two Bedroom Town Centre Apartment
- Ground Floor
- Secure Under-croft Parking
- Two Double Bedroom Both With En-suite
- Full Width Balcony
- Open Plan Kitchen/Living/Dining Area
- Riverside Setting and Large Communal Grounds

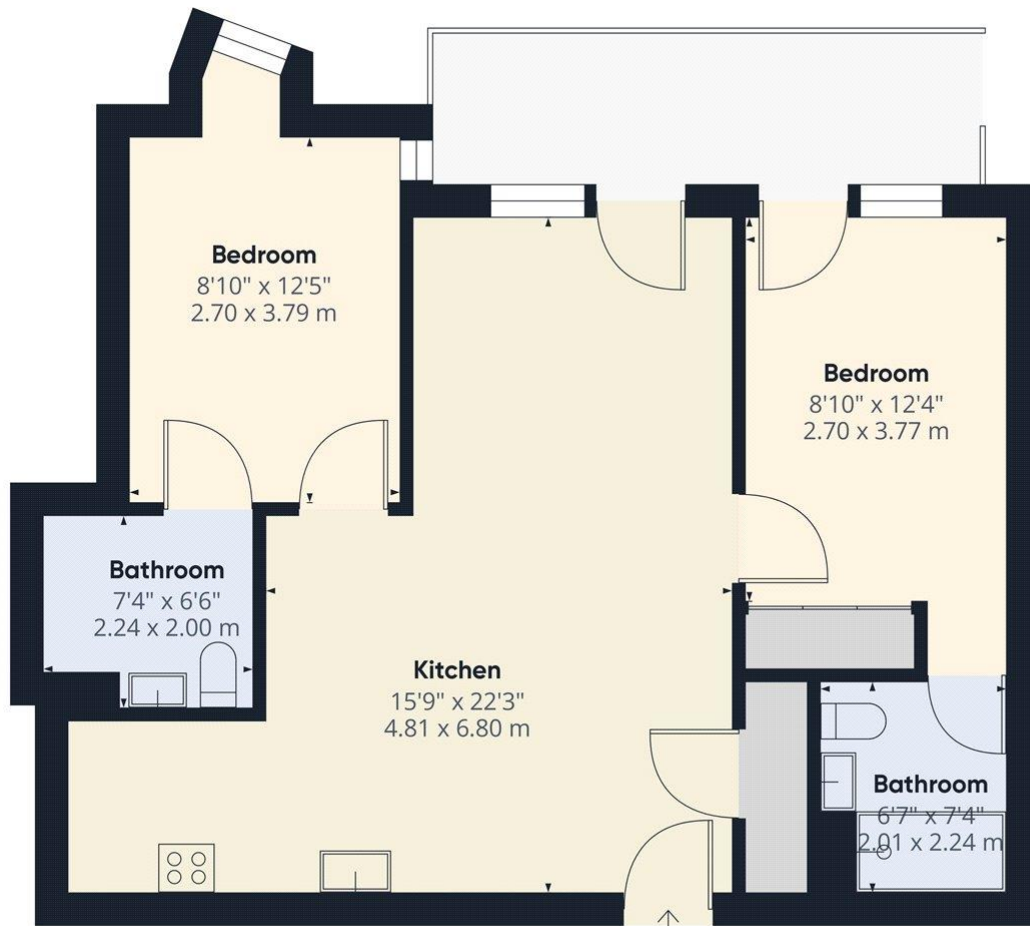


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**Approximate total area<sup>(1)</sup>**  
708.27 ft<sup>2</sup>  
65.8 m<sup>2</sup>

**Balconies and terraces**  
93.86 ft<sup>2</sup>  
8.72 m<sup>2</sup>

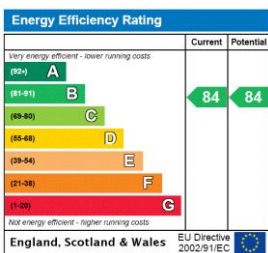
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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:** 993 year and 11 months

**Service Charge:** £2370 per annum

**Ground Rent:** £ 350 Annually (subject to increase)

**Council Tax Band:** D

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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