



RIVERSIDE VIEW, BERKELEY AVENUE, READING, RG1 6FF
GUIDE PRICE £375,000 LEASEHOLD

A CONTEMPORARY TWO BEDROOM, TWO BATHROOM
APARTMENT SET IN A SECURE GATED DEVELOPMENT
ON THE BANKS OF THE RIVER KENNET

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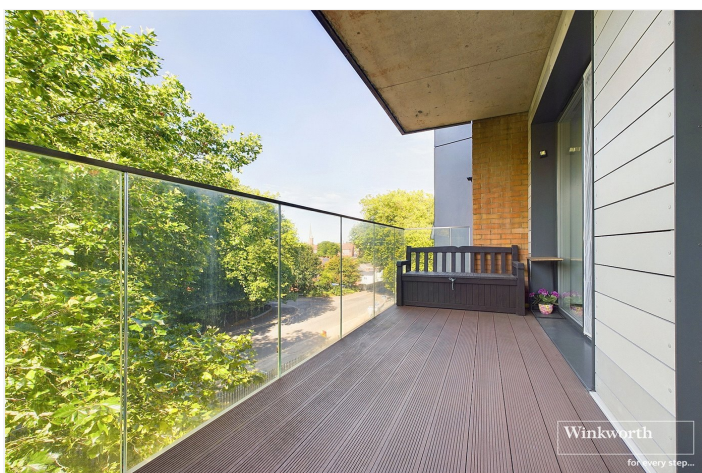


AT A GLANCE

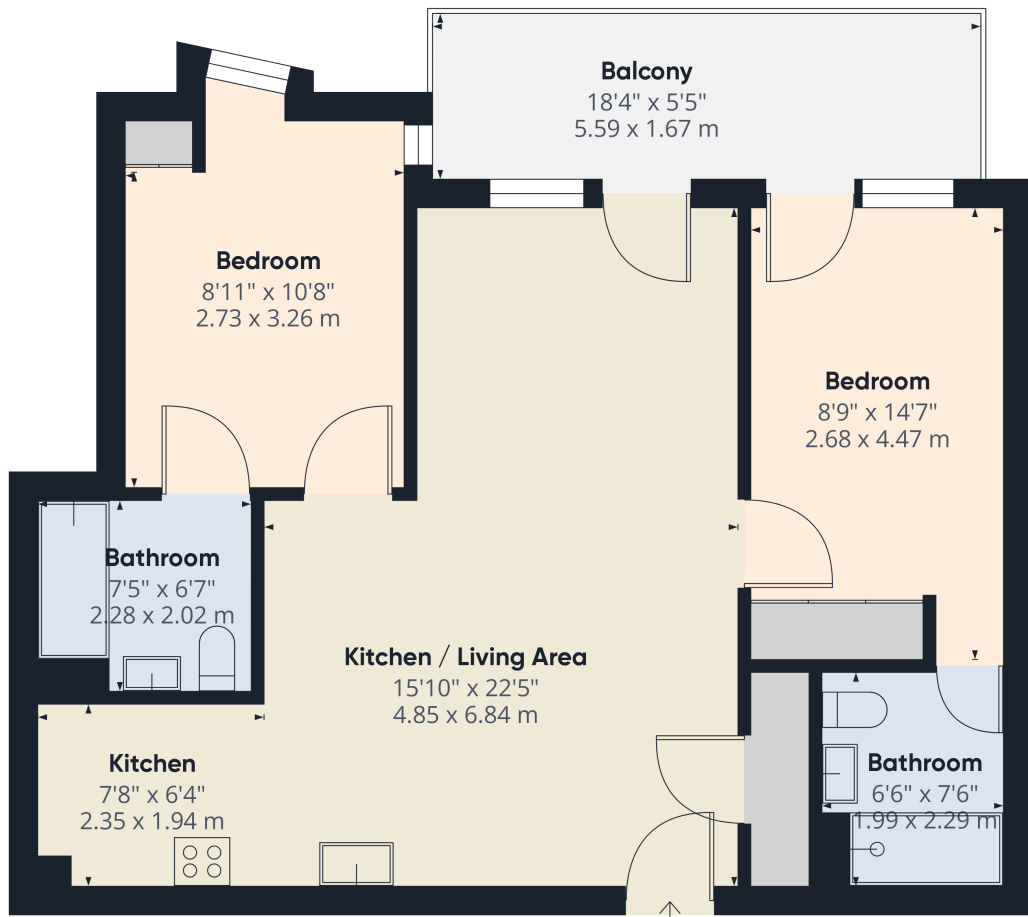
- Two Bedroom Town Centre Apartment
- Kennet Side Setting
- Gated Development With Landscaped Grounds
- Open Plan Kitchen/Living/Dining Area
- Both Bedrooms with En-Suite Bathrooms
- High Spec. Fixtures and Fittings Throughout
- Large Balcony
- Secure Off Road Parking

DESCRIPTION:

An impressive two bedroom apartment located on the fifth floor of the popular Riverside View development situated in this prime location on the banks of the River Kennet and within easy walking distance of the town centre and the train station. The property comprises a spacious open plan living space with a high specification fitted kitchen with integrated appliances, stone worktops and breakfast bar. there are two double bedrooms both with contemporary en-suite shower/bath rooms. The property further benefits from a generous private balcony which skirts the apartment and can be accessed from both the living room and master bedroom. The development is set behind secure electric gates and offers impressive landscaped grounds with lawned areas, pathways and decked areas and there is a secure allocated gated under croft car parking space and a bike store area. An internal viewing is highly recommended.







Approximate total area⁽¹⁾
 725.06 ft²
 67.36 m²

Balconies and terraces
 98.17 ft²
 9.12 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.

Calculations are based on RICS IPMS 3C standard.

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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

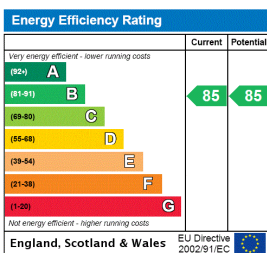
Term: 994 year and 5 months

Service Charge: £2400 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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