



**KINGS OAK COURT, QUEENS ROAD, READING, BERKSHIRE, RG1
OFFERS IN EXCESS OF £250,000 LEASEHOLD**

**A MODERN TWO BEDROOM APARTMENT IN
THE HEART OF READING TOWN CENTRE
WITH AN ALLOCATED CAR PARKING SPACE**

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

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DESCRIPTION:

Offered to the market with no onward chain, a superbly appointed two bedroom second floor apartment offering fantastic sized accommodation. Situated in the popular Kings Oak Court development, within the heart of the town centre. The well-appointed accommodation comprises of a spacious reception room which has a balcony, separate fitted kitchen, master bedroom with en suite and there is a further generous double bedroom which has a balcony and is complemented by a bathroom. Offering excellent access to the mainline train station which serves direct access to London Paddington in just over 20 minutes and on London's tube network with Crossrail and the Elizabeth Line. The property also benefits from a secure allocated parking space. All in all a wonderful first time or investment purchase with a rental yield of £17,400 pa.

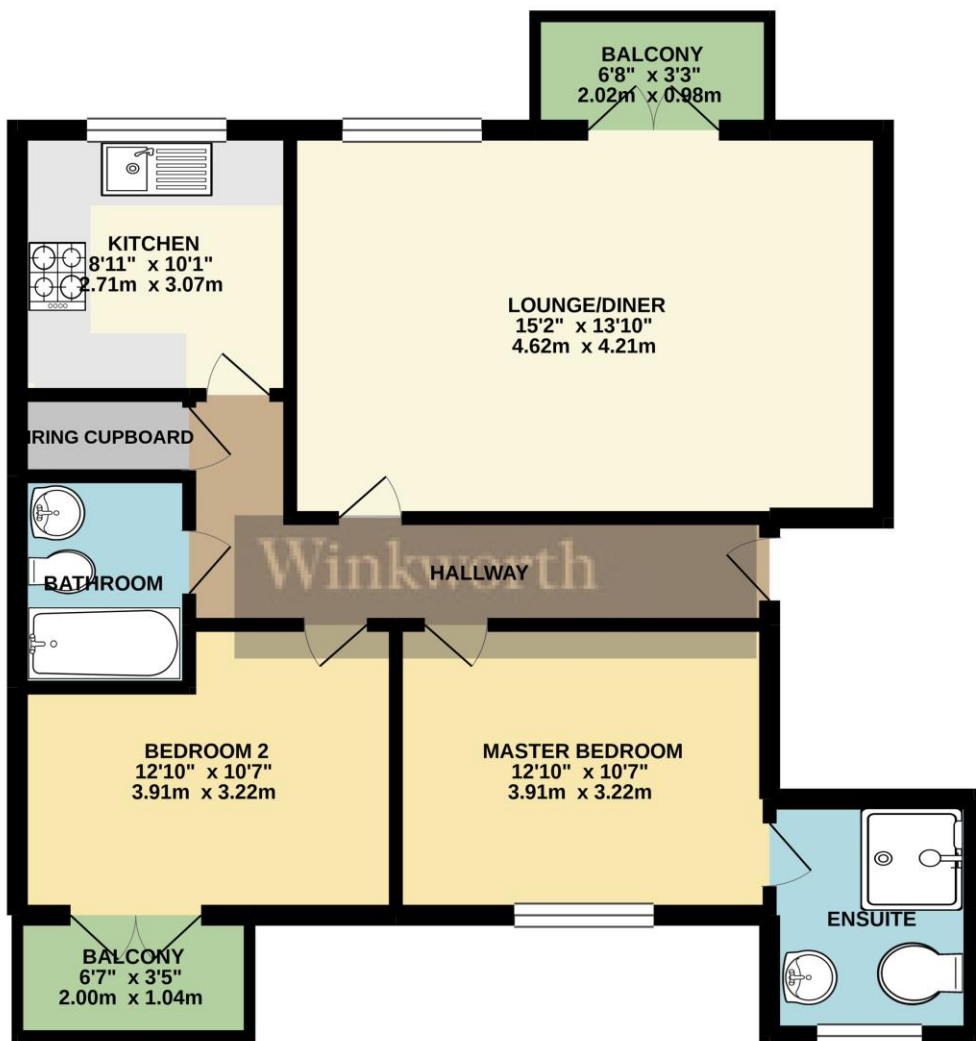
AT A GLANCE

- No Onward Chain
- Two Balconies
- Fitted Kitchen
- Two Double Bedrooms
- Master With En Suite
- Secure Allocated Parking Space
- Service Charge £2190.64 pa
- Ground Rent £150 pa
- 103 Years Remaining On The Lease





SECOND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 818sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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