



THOMSONS YARD, READING, BERKSHIRE, RG1 2QX
GUIDE PRICE £175,000 LEASEHOLD

A RECENTLY DECORATED SPLIT LEVEL ONE BEDROOM TOWN CENTRE APARTMENT WITH SECURE OFF ROAD PARKING

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DESCRIPTION:

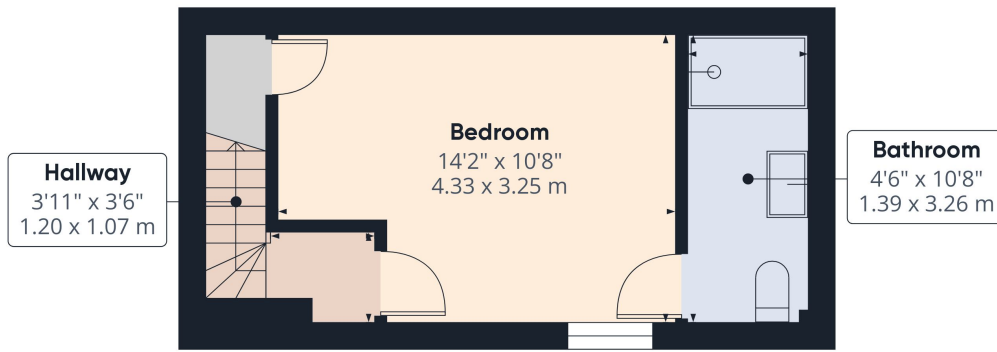
Offered to the market with no onward chain is this one bedroom Town Centre apartment in a converted Grade II listed building a short walk from the Oracle Shopping and entertainment complex and Reading train station. The property occupies the ground floor and basement levels with accommodation comprising; an open plan kitchen/living space, large double bedroom with built in wardrobe and a re-fitted en-suite shower room with double sized shower. The property is accessed through electric gates and benefits from secure allocated parking and communal gardens. Offering excellent access to the mainline train station, with access to London Paddington in just over 20 minutes and on London's tube network with Crossrail and the Elizabeth Line. This well presented apartment would make an excellent first time buy or investment purchase with a rental yield in the region of 7%.

AT A GLANCE

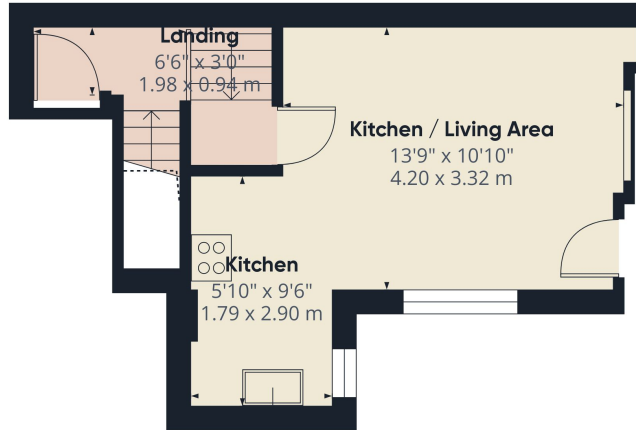
- One Bedroom Duplex Apartment
- Town Centre Location
- Ground Floor and Basement
- Open Plan Living Space
- Fitted Kitchen
- Newly Fitted Shower Room
- Re-decorated Throughout
- Secure Gated Parking
- Communal Garden







Ground Floor



Floor 1

Approximate total area⁽¹⁾
 456.38 ft²
 42.4 m²

Reduced headroom
 0.06 ft²
 0.01 m²

(1) Excluding balconies and terraces

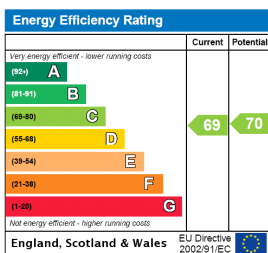
Reduced headroom
 Below 5 ft/1.5 m

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: 100 year and 11 months

Service Charge: £1250 per annum

Ground Rent: £ 150 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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