



BEAR WHARF, READING, BERKSHIRE, RG1 6BT
GUIDE PRICE £300,000 LEASEHOLD

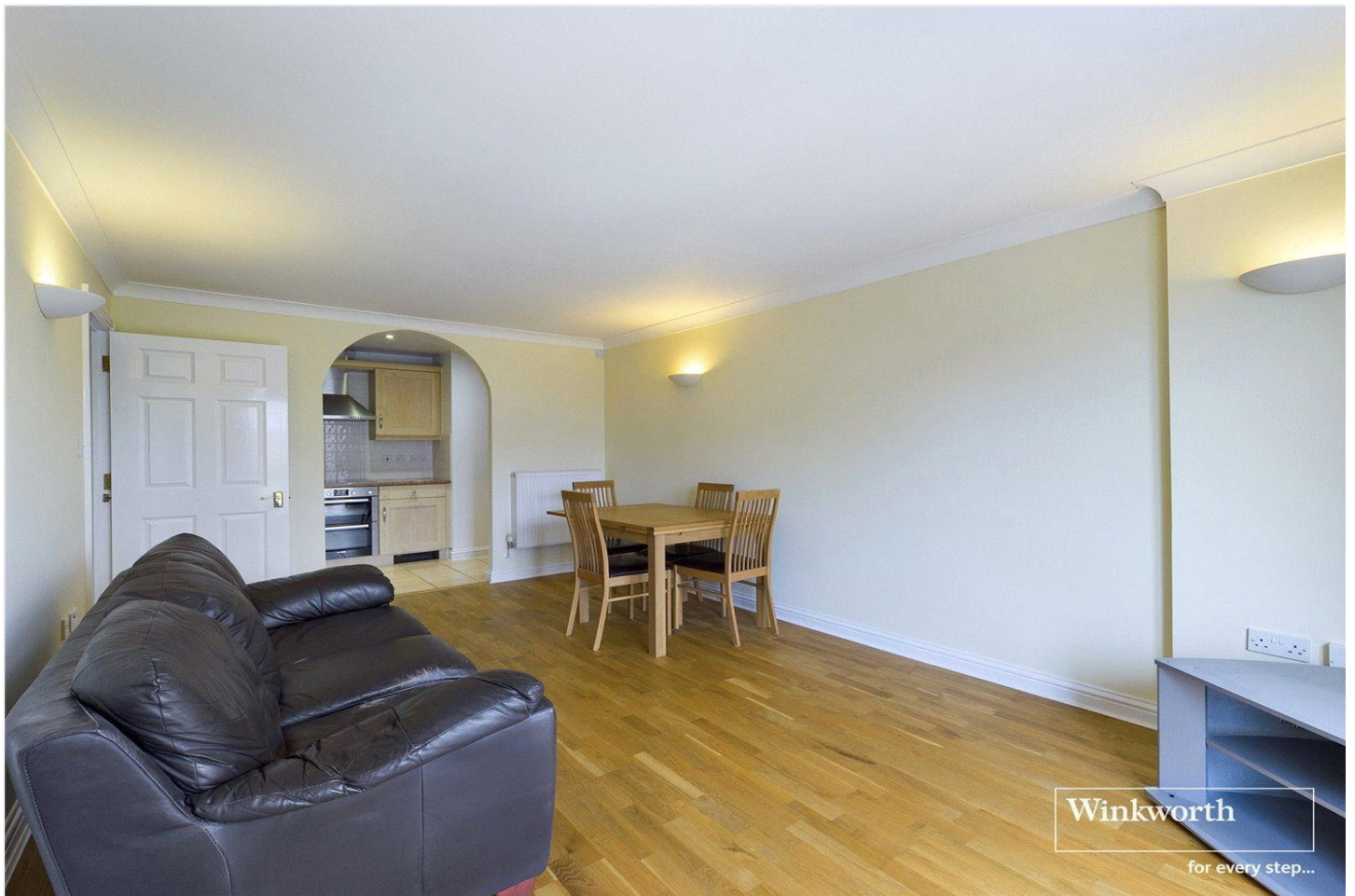
TWO BEDROOM TOWN CENTRE APARTMENT WITH ALLOCATED PARKING SPACE AND NO ONWARD CHAIN

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

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DESCRIPTION:

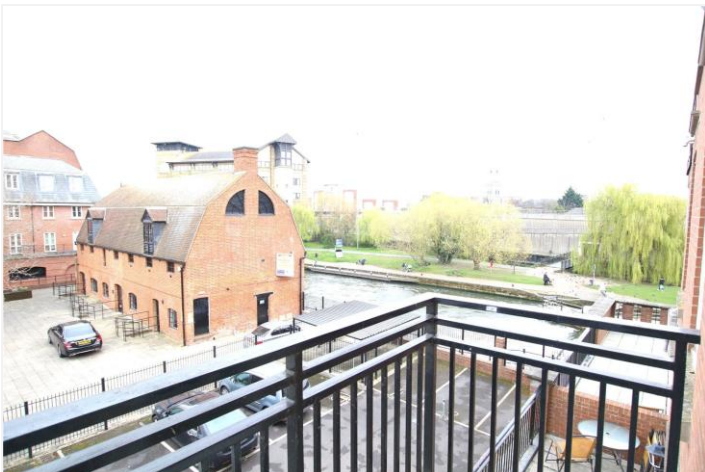
Introducing this chic 2nd-floor apartment, boasting lift access and available with no onward chain. Featuring 2 bedrooms, with an ensuite to the master, as well as a stylish bathroom. Step out onto the balcony to admire the picturesque river views, ideal for relaxing or hosting guests.

The spacious living/dining area offers a bright and inviting space for unwinding. A modern and well-equipped kitchen provides a separate area for cooking and dining. Residents can take advantage of the secure gated allocated parking within the development.

Conveniently situated near the town centre and train station, this property offers a tranquil and secure living environment. Don't miss the opportunity to call this contemporary apartment your new home. Contact us today to arrange a viewing and discover the allure of this stylish property.

AT A GLANCE

- No Onward Chain
- Two bedroom apartment
- Town centre location
- Close To Train Station
- Two bathrooms
- Balcony
- River Views
- Gated parking

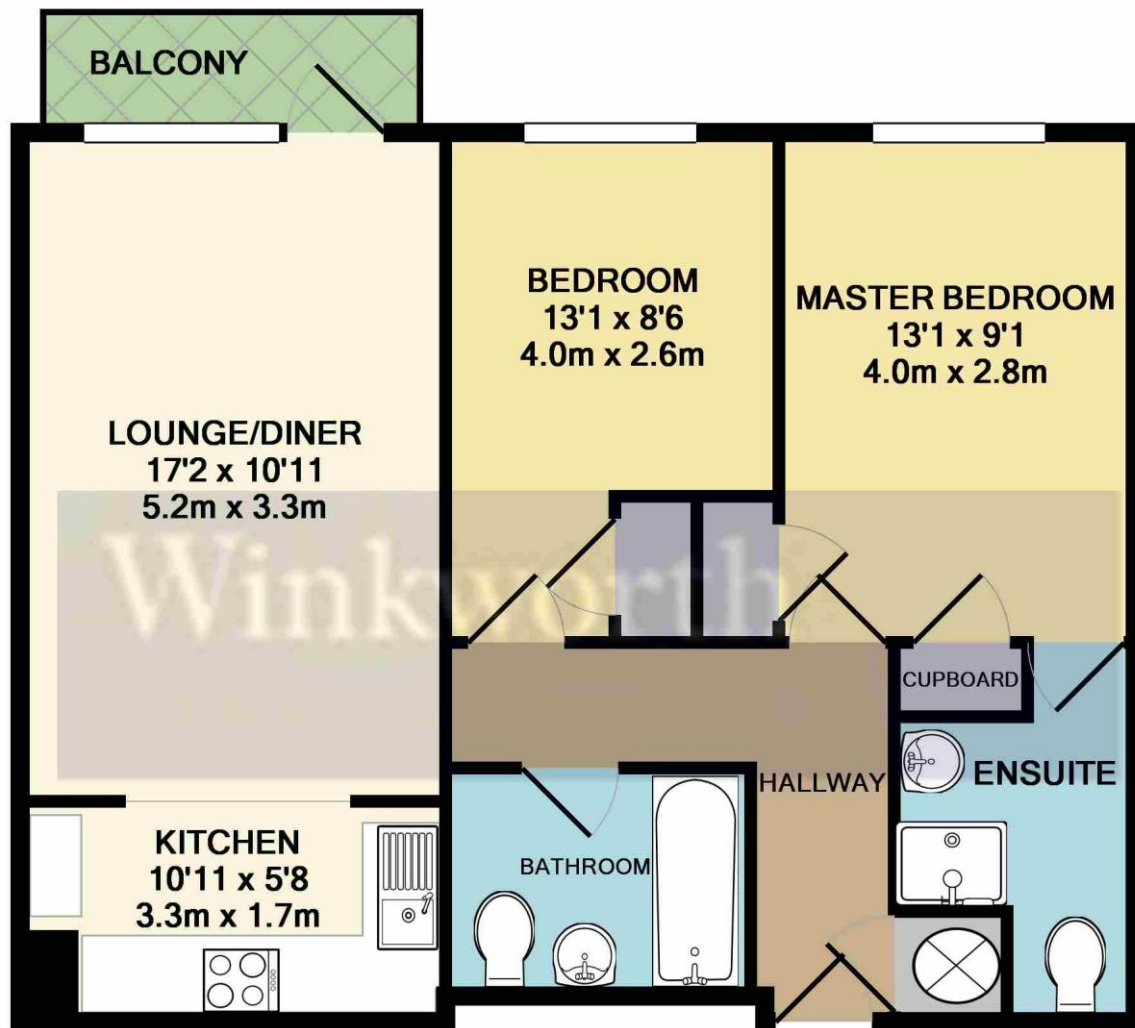




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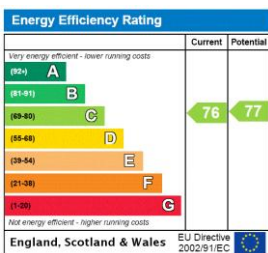
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TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.6 SQ.M.)

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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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: 101 year and 0 months

Service Charge: £1250 per annum

Ground Rent: £ 250 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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