



BATH ROAD, BERKSHIRE, RG1 6PH  
**OFFERS IN EXCESS OF £230,000 LEASEHOLD**

# A TWO BEDROOM SPACIOUS APARTMENT WITH BALCONY AND LARGE COMMUNAL GROUNDS

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## DESCRIPTION:

Situated in a highly desirable location, this delightful first-floor apartment offers a comfortable and practical living space. With two well-proportioned bedrooms, including a separate WC and bathroom, this property is ideal for professionals or small families seeking a peaceful urban retreat. The apartment boasts a bright living area and a spacious private balcony overlooking the large communal gardens. Residents can make use of secure residents' parking and a well-maintained communal garden, perfect for relaxation and socialising. Conveniently located within walking distance of the town centre and train station, as well as local amenities and green spaces, this purpose-built apartment offers a vibrant lifestyle. Don't miss out on the chance to make this inviting apartment your home. Contact us today to schedule a viewing.

## AT A GLANCE

- First Floor
- Large Communal Grounds
- Separate WC
- Balcony
- Residents Parking
- Large Modern Kitchen
- Lease 940 Years
- Ground Rent £ 0 (Zero)
- Gas Central Heating
- Double Glazing



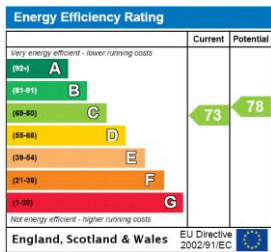








This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Leasehold

**Term:** 940 year and 0 months

**Service Charge:** £1820 per annum

**Ground Rent:** £ 0 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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