



PHOENIX PLACE, WAYLEN STREET, BERKSHIRE, RG1 7UL  
GUIDE PRICE £240,000 LEASEHOLD

## TWO BEDROOM APARTMENT CLOSE TO TOWN CENTRE & TRAIN STATION AVAILABLE WITH NO ONWARD CHAIN

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## DESCRIPTION:

Presenting this stylish first-floor apartment, boasting a desirable no onward chain status. Comprising of two double bedrooms, including an ensuite to the master, this property offers spacious and comfortable living. The open-plan kitchen/diner is perfect for modern living and entertaining guests. Step out onto the private balcony for a breath of fresh air and relaxation. For added convenience and security, the property comes with gated allocated parking. The well-appointed bathroom and tasteful decor add to the charm of this residence. Ideally located in close proximity to the town centre and train station, this apartment is a perfect choice for professionals or small families seeking a convenient and sophisticated home. Don't miss out on the opportunity to make this property your own and enjoy the lifestyle it affords. Contact us today to schedule a viewing.

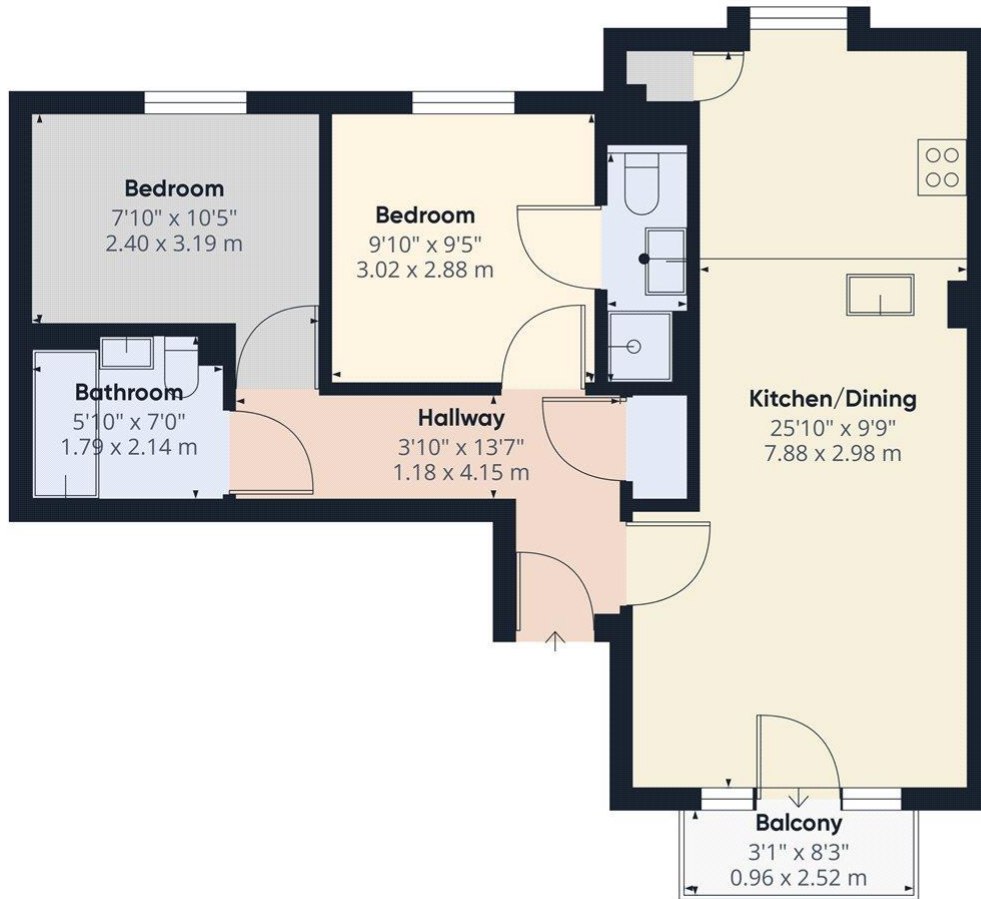
## AT A GLANCE

- No Onward Chain
- Two Double Bedrooms
- Master Bedroom With Ensuite
- Secure Gated Allocated Parking
- Open Plan Living/Dining Room
- Close To Town Centre & Train Station
- First Floor









**Bathroom**  
8'6" x 3'1"  
2.60 x 0.96 m

**Approximate total area<sup>(1)</sup>**  
614.31 ft<sup>2</sup>  
57.07 m<sup>2</sup>

**Balconies and terraces**  
25.94 ft<sup>2</sup>  
2.41 m<sup>2</sup>

(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

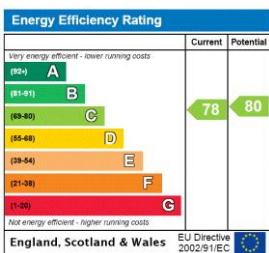
**Term:** 106 year and 0 months

**Service Charge:** £1520 per annum

**Ground Rent:** £ Peppercorn

**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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