



ST. AUBYNS COURT, READING, BERKSHIRE, RG1 5QY  
OIEO £375,000 SHARE OF FREEHOLD

## A SUPERB CHARACTERFUL TWO BEDROOM APARTMENT IN THIS PERIOD CONVERSION OF A FORMER CHURCH BUILDING

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**DESCRIPTION:**

This fabulous period conversion is one of the most unique in the local area. Forming part of a conversion of a church building, the property has been tastefully converted to retain a number of original features to create a characterful home in a superb location. Located in a convenient and popular setting it's an easy walk into Reading town centre, close to the Royal Berks Hospital and amongst a great selection of local amenities including the award winning Cafe York.

The property is set on the ground floor and offers generously sized accommodation with an abundance of light. The spacious living room with its high ceilings, large gothic style arched windows, and chandelier lights, is entered via an entrance through a feature Victorian door and benefits from a large built-in cupboard offering ample storage. A large interior hallway, with feature light fittings, leads through to two double bedrooms, a bathroom, a further storage cupboard and the kitchen. The theme of high ceilings and arched windows is continued into the bedrooms. The master bedroom has dual aspect windows. To the rear of the internal hallway, through an ornate solid oak church door, is the kitchen/breakfast room which has a superb vaulted ceiling, travertine tiled stone floor and country style fitted kitchen complete with a Rangemaster oven and hob. A communal courtyard forming a tranquil outside space is accessible from the kitchen. In this courtyard there is an individual storage cupboard ideal for storing bicycles. The property further benefits from allocated off road parking and is being sold with no chain complications.

**AT A GLANCE**

- A Unique Two Bedroom Apartment
- Period Conversion of a Former Church Building
- High Ceilings and Arched Windows Throughout
- Large Living Room
- Country Style Kitchen/Diner
- Rear Courtyard
- Allocated Off Road Parking
- Service Charge £2160 per annum

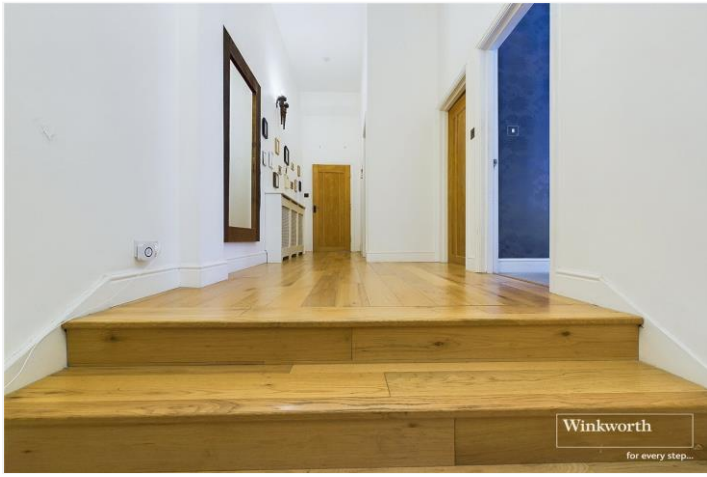


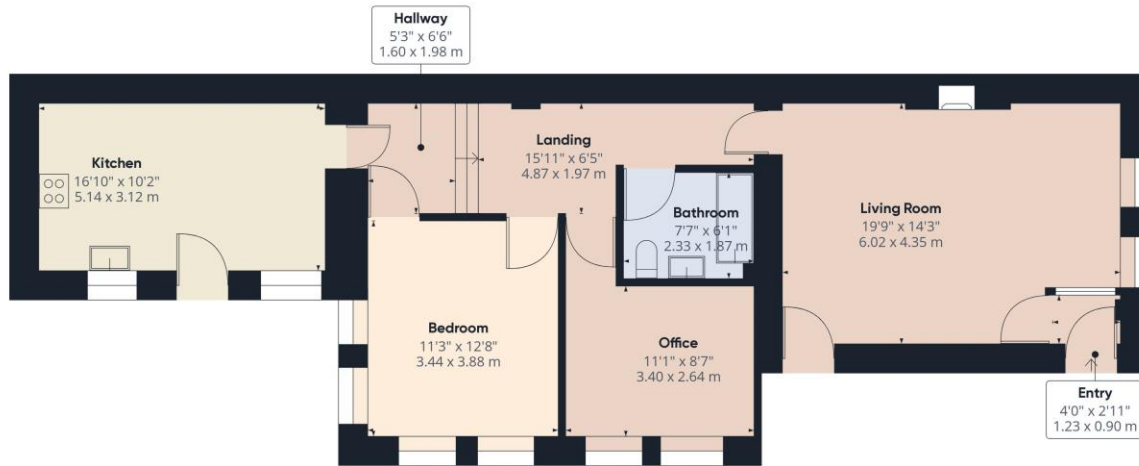
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Approximate total area<sup>(1)</sup>

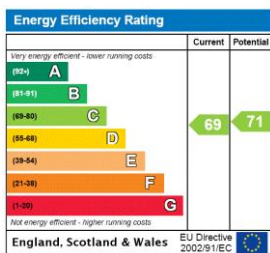
920.62 ft<sup>2</sup>  
85.53 m<sup>2</sup>

(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.

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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:** Share of Freehold

**Term:** 0 year and 0 months

**Service Charge:** £2160 per annum

**Council Tax Band:** C

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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