

RIVERSIDE HOUSE, READING, BERKSHIRE, RG1 6BH
£525,000 LEASEHOLD

**A RARELY AVAILABLE 3 BEDROOM PENTHOUSE
APARTMENT SITUATED IN THIS HIGHLY SOUGHT
AFTER RIVERSIDE DEVELOPMENT**

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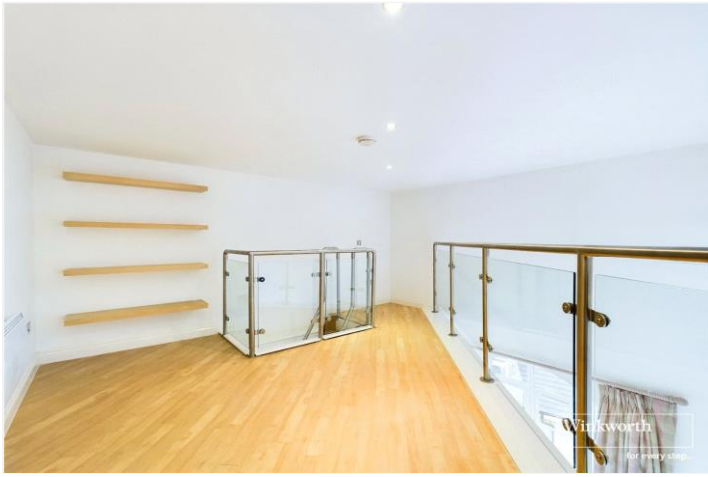
DESCRIPTION:

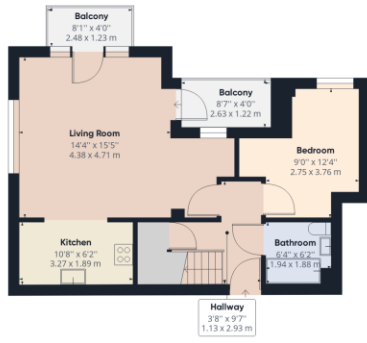
Offered to the market with no onward chain, a stunning 3 Bedroom duplex penthouse apartment which occupies a prime position within the heart of Reading town centre and situated next to Reading Lock on the River Kennet. The apartment is beautifully presented throughout offering good sized well-appointed accommodation featuring a bright living area with an open plan fitted kitchen, master bedroom with mezzanine area and four piece en suite, two further double bedrooms, three private balconies and there is a gated undercroft allocated parking space. The property is situated adjacent to the Oracle shopping complex and within close proximity to the mainline train station which serves direct access to London Paddington in just 25 minutes and is on the Elizabeth Line linking Reading with the City of London and Canary Wharf. The property further benefits from lift access and double glazed windows.

AT A GLANCE

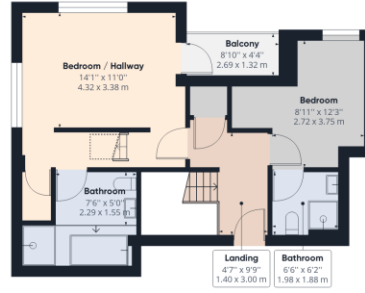
- Split Level Penthouse Apartment
- Three Double Bedrooms
- Heart Of The Town Centre
- Master Bedroom with Mezzanine
- Allocated Undercroft Parking
- Three Private Balconies
- Secure Allocated Parking
- Council Tax Band E
- No Onward Chain



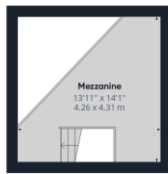




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
1240.30 ft²
115.23 m²

Reduced headroom
6.56 ft²
0.61 m²

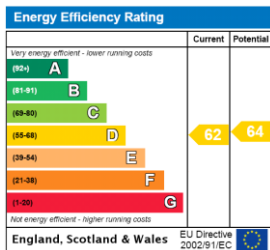
(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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: 974 year and 11 months

Service Charge: £4759 per annum

Ground Rent: £ 262 Annually (subject to increase)

Council Tax Band: E

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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