



GRANTLEY HEIGHTS, READING, BERKSHIRE, RG1 3EG  
OIEO £300,000 LEASEHOLD

## A SPACIOUS TWO BEDROOM, TWO BATHROOM RIVERSIDE APARTMENT

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## DESCRIPTION:

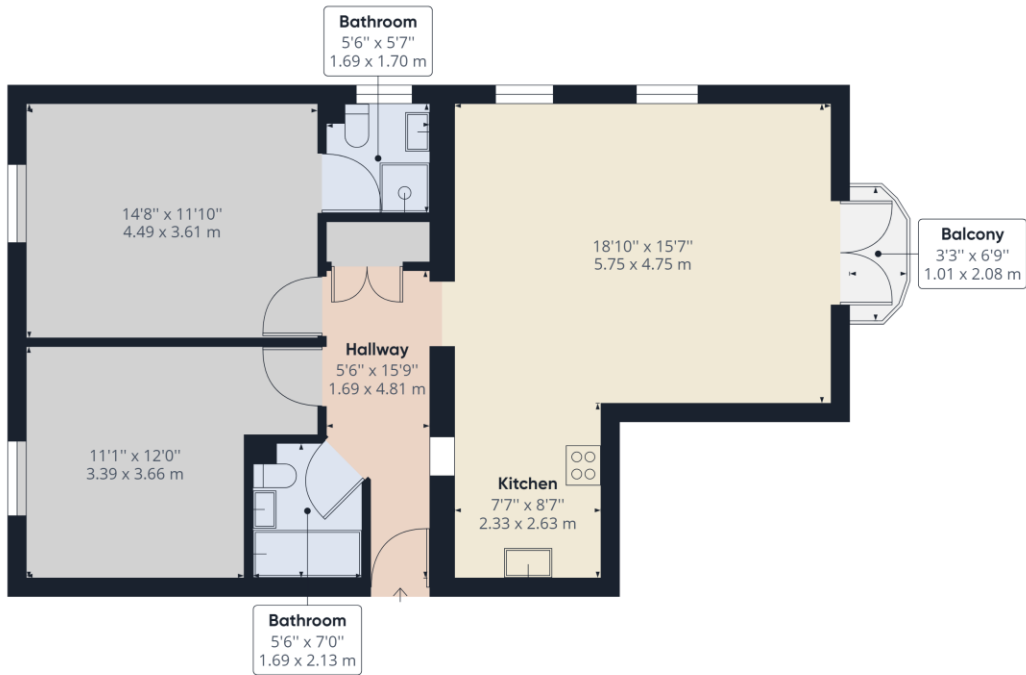
This spacious two bedroom apartment overlooking the River Kennet is for sale with no chain complications. The property has recently been painted throughout and offers well-proportioned living accommodation comprising of a large living room with a balcony overlooking the river and a fitted kitchen. There are two bedrooms, the master with an en-suite shower room, a further bathroom and ample storage. The property benefits from lift access, gas central heating, a security entry phone system and a secure gated allocated parking space. Set in this excellent location this spacious apartment would make a great first time purchase, investment or second home and is for sale with no chain complications.

## AT A GLANCE

- Recently Decorated
- Two Bedroom 2nd Floor Riverside Apartment
- Balcony Overlooking the River Kennet
- Two Double Bedrooms
- Two Bathrooms
- Re-fitted Kitchen
- Secure Gated Parking
- No Chain







**Approximate total area<sup>(1)</sup>**  
 849.90 ft<sup>2</sup>  
 78.96 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:** Leasehold

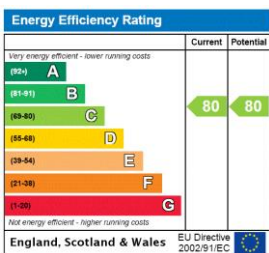
**Term:** 99 year and 6 months

**Service Charge:** £2927 per annum

**Ground Rent:** £ 200 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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