



**NEW BRIGHT STREET, READING, RG1 6QQ
OFFERS IN EXCESS OF £280,000 LEASEHOLD**

A TWO BEDROOM SPLIT DUPLEX APARTMENT IN THIS DESIRABLE TOWN CENTRE DEVELOPMENT

Reading | 0118 4022 300 | reading@winkworth.co.uk

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DESCRIPTION:

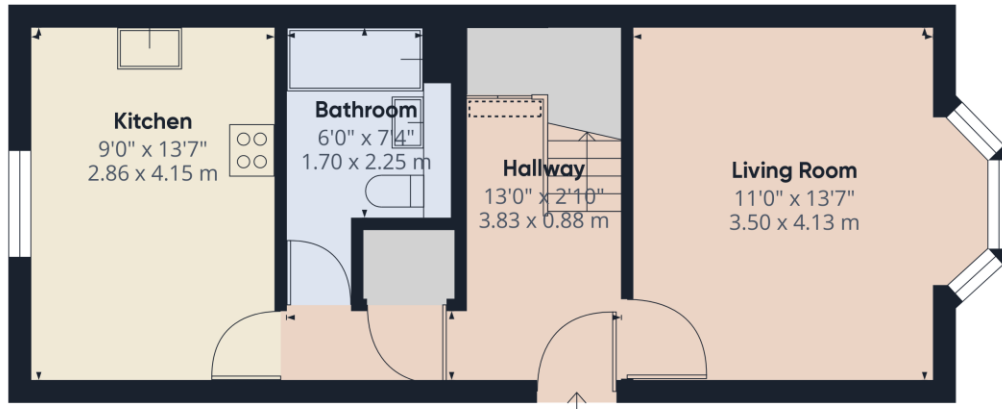
A well-presented two bedroom duplex apartment in this desirable town centre development. Set on the top two floors of the building the property benefits from a long lease and is for sale with no chain complications. Based in the well maintained Holybrook development ideally located a short walk from The Oracle with its great selection of shops, bars and restaurants and close to Reading Station with its direct links to London Paddington in under 25 minutes. The property is well presented throughout with living accommodation comprising a generous living room with a feature bay window, a contemporary kitchen/diner, bathroom and under-stairs storage on the lower floor of the property, which is on the second floor of the building. The top floor boasts two double bedrooms with built in wardrobes and an en-suite bathroom to the master. The property further benefits from an allocated off road parking space and comes with two visitors permits ideal for guests. This well presented home is set in one of Reading Town Centre's favoured developments and would make an excellent first time purchase, investment or suit a downsizer.

AT A GLANCE

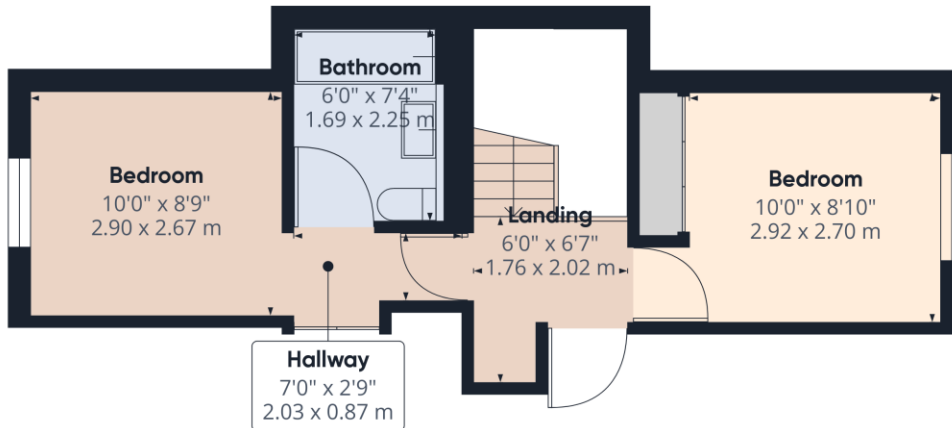
- Two Bedroom Duplex Apartment
- Top Two Floors Of Development
- Spacious Lounge
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Two Bathroom
- Allocated Parking Space and Two Visitors Permits
- No Chain







Ground Floor



Floor 1

Approximate total area⁽¹⁾

744.32 ft²
69.15 m²

Reduced headroom

2.69 ft²
0.25 m²

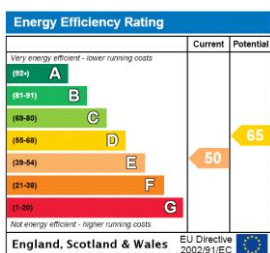
(1) Excluding balconies and terraces

☐ 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.

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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: 962 year and 2 months

Service Charge: £1758.42 per annum

Ground Rent: £ 230 Annually (subject to increase)

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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