



MEADOW WAY, READING, BERKSHIRE, RG4 5LY  
GUIDE £260,000 LEASEHOLD

## MODERN TWO BEDROOM TOP FLOOR APARTMENT WALKING DISTANCE TO CAVERSHAM & READING TOWN CENTRE & TRAIN STATION

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



## DESCRIPTION:

Presenting this attractive upper floor apartment with no onward chain, conveniently located within walking distance to Caversham and Reading Town Centre, as well as the Train Station. This contemporary property features two spacious bedrooms, a modern kitchen, and a generous living room perfect for unwinding or hosting guests. Residents will appreciate the convenience of allocated parking, making daily arrivals stress-free. With local amenities, transport links, and green spaces all close by, this apartment offers a perfect balance of comfort and accessibility. Whether you're a first-time buyer, downsizing, or seeking a lucrative investment opportunity, this property is sure to impress. Don't delay in securing your viewing of this modern apartment - contact us today to arrange a visit.

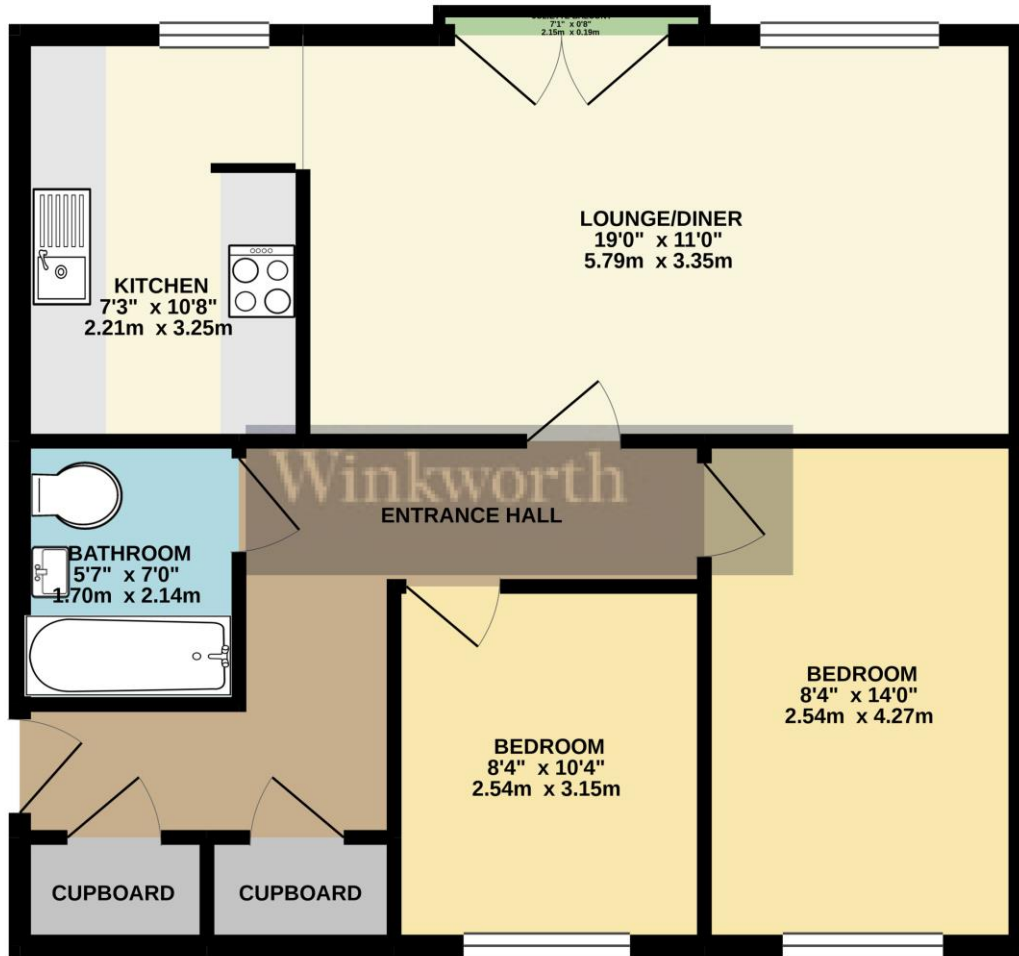
## AT A GLANCE

- No Onward Chain
- Modern Top Floor Apartment
- Open Plan Lounge/Dining Room
- Juliet balcony
- Separate Kitchen
- Walking Distance To Caversham & Reading Centres
- Residents parking





SECOND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

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:** 132 year and 0 months

**Service Charge:** £1612 per annum

**Ground Rent:** £ 172.9 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.

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	61
(39-54)	E		
(21-38)	F		
(1-20)	G		

Very energy efficient - lower running costs  
Not energy efficient - higher running costs  
England, Scotland & Wales EU Directive 2002/91/EC

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

**Winkworth**

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.