



MEADOW WAY, READING, BERKSHIRE, RG4 5LY  
**GUIDE £250,000 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)

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## 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.

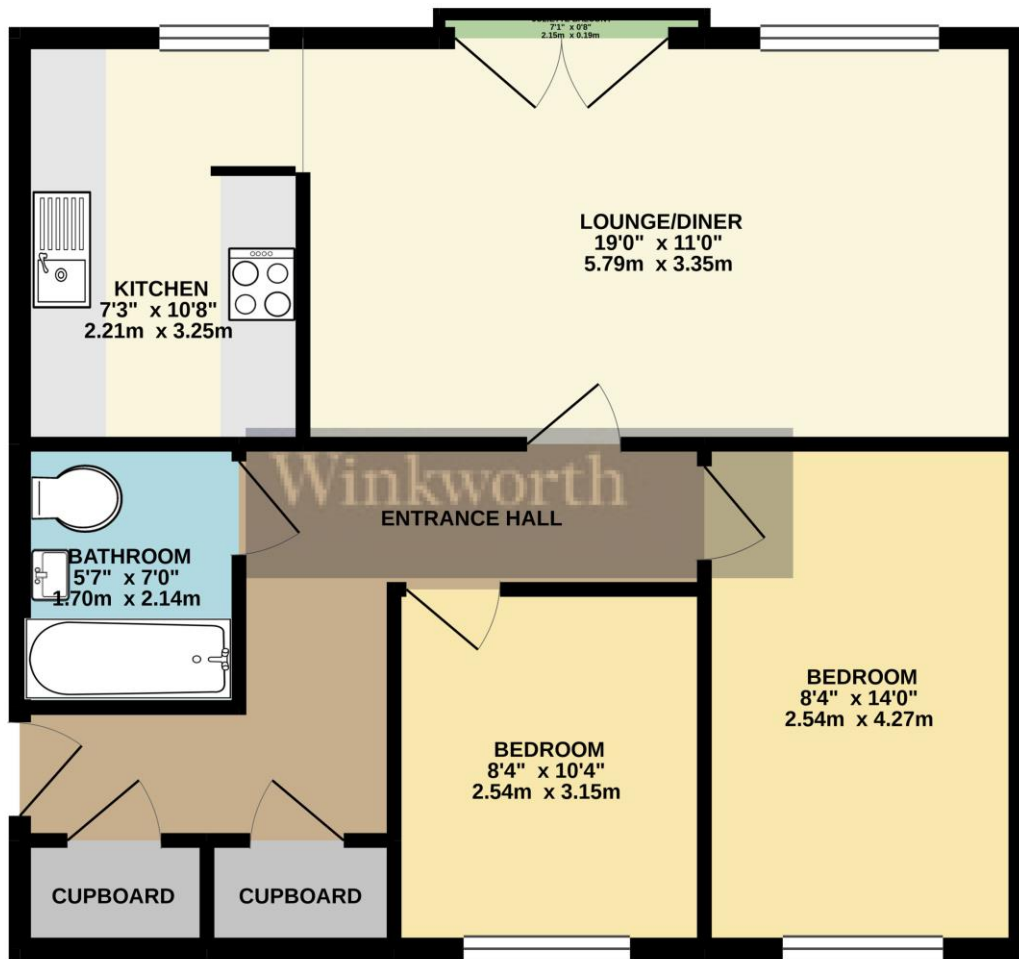
## AT A GLANCE

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





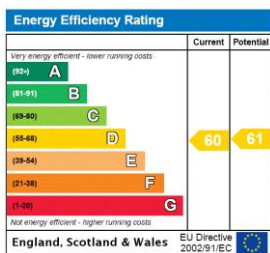
SECOND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



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.  
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**Tenure:** Leasehold

**Term:** 131 year and 10 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.



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