



**BLAKES QUAY, READING, BERKSHIRE, RG1 3EN**  
**£550,000 LEASEHOLD**

# A THREE BEDROOM APARTMENT IN THIS PRESTIGIOUS RIVERSIDE TOWN CENTRE DEVELOPMENT

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

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## DESCRIPTION:

This stunning three bedroom apartment in Reading Town Centre overlooks the River Kennet and is set within one of Reading's most prestigious developments. The apartment is less than 10 minutes' walk to Reading Station with its direct link to London Paddington in just 25 minutes and soon to be on the Elizabeth Line (Crossrail) linking Reading to the City of London and Canary Wharf, and a short walk to the Oracle shopping and entertainment complex. The M4 is also easily accessed via the A329M at junction 10. Located on the fifth floor of the building the delightful apartment boasts three balconies overlooking the river. Accommodation comprises; a generous open plan living room through to a kitchen/dining area, wc and ample storage. There is a generous master bedroom suite with an en-suite bathroom and balcony, two further double bedrooms, one with an en-suite. The development is gated and further benefits from secure under-croft parking (one allocated space), a residents only gym, games room and meeting rooms on-site. This delightful apartment would suit a commuter requiring access to the excellent train links that Reading has to offer, young professionals and/or someone downsizing and is for sale with no onward chain complications.

## AT A GLANCE

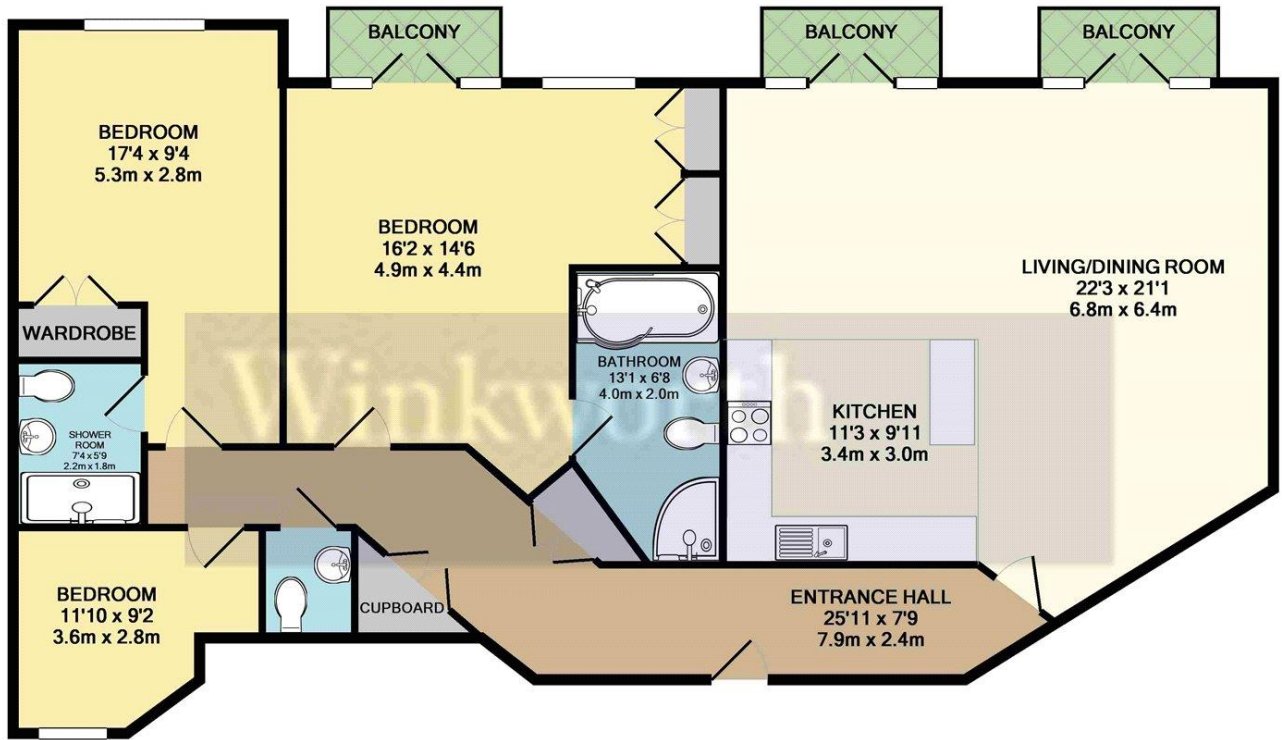
- Stunning 3 bedroom apartment
- Premium Gated Town Centre Development
- 3 Balconies Overlooking the River Kennet
- Large open plan living space
- Undercroft Gated Parking
- Communal Gym & Games Room
- Lease in excess of 136 years
- Service Charge £4345.40 per annum
- Ground Rent £200 per annum
- Council Tax Band E











TOTAL APPROX. FLOOR AREA 1419 SQ.FT. (131.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

Energy Efficiency Rating		Current	Potential
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	83	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Leasehold

**Term:** 135 year and 6 months

**Service Charge:** £4345.4 per annum

**Ground Rent:** £ 200 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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