

**RUSSELL STREET, BERKSHIRE, RG1 7XG  
OFFERS IN EXCESS OF £170,000 LEASEHOLD**

# ONE BEDROOM GROUND FLOOR APARTMENT OFFERED WITH NO ONWARD CHAIN COMPLICATIONS

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## DESCRIPTION:

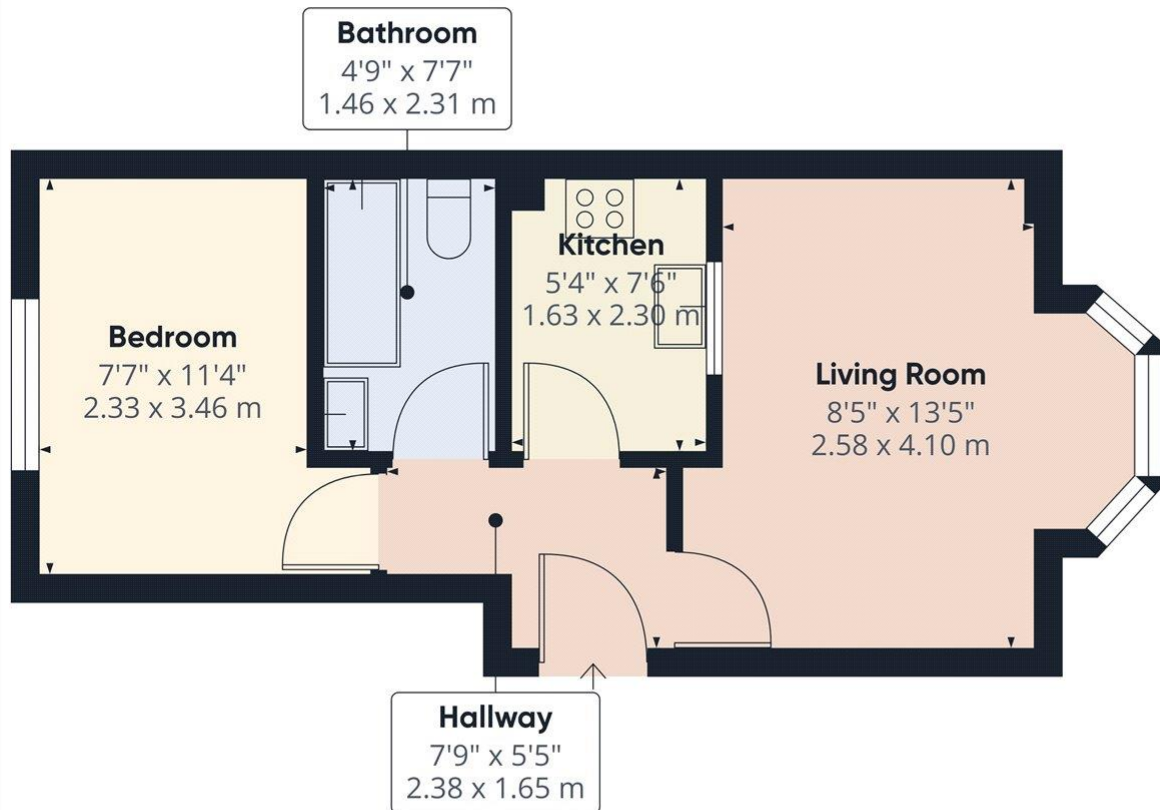
Presented with no onward chain, this stunning ground floor apartment features a spacious living room, well-equipped kitchen, and bathroom. Residents can enjoy access to a large communal garden, perfect for outdoor relaxation and socialising. Ideally located near the town centre and train station, this property offers both convenience and connectivity. With its tasteful decor and high-quality finishes, this apartment is a great opportunity for first-time buyers or savvy investors. Don't miss out on the chance to make this your new home – schedule a viewing today and picture yourself living in this charming space.

## AT A GLANCE

- No Onward Chain
- Ground Flat Apartment
- Communal Gardens
- Close To town Centre And Train Station
- Long Lease
- £85 PM Service charge Including Peppercorn Ground Rent
- Double Bedroom
- well-proportioned Kitchen
- Living Room







Approximate total area<sup>(1)</sup>  
 339.5 ft<sup>2</sup>  
 31.54 m<sup>2</sup>

(1) Excluding balconies and terraces

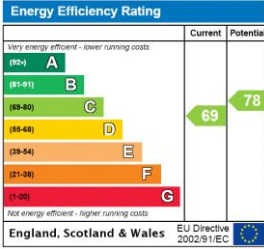
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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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:** 120 year  
**Service Charge:** £85 per annum  
**Ground Rent:** £ Peppercorn  
**Council Tax Band:** A

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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