



THE PICTURE HOUSE, READING, BERKSHIRE, RG1
GUIDE PRICE £260,000 LEASEHOLD

A TWO BEDROOM, TWO BATHROOM TOWN CENTRE APARTMENT WITH ACCESS TO A COURTYARD GARDEN

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DESCRIPTION:

This lovely two bedroom, two bathroom apartment is located in the heart of Reading, just moments away from the town centre's amenities and Reading train station with its direct links to London Paddington in under 25 minutes. The property is set on the first floor of the development which offers residents access to a secure interior courtyard and whilst being in the middle of a busy town centre a quiet position. This courtyard offers residents a tranquil outside space in the heart of the town centre and can be accessed from both the living room and master bedroom.

Living accommodation features a spacious 21ft. (6.5 metre) open-plan living/dining room with french doors opening onto the courtyard and a fully fitted kitchen. The master bedroom which also has a set of french doors accessing the interior courtyard benefits from an en-suite shower room, and there is also a separate family bathroom. The property benefits from ample storage and is for sale with no chain complications.

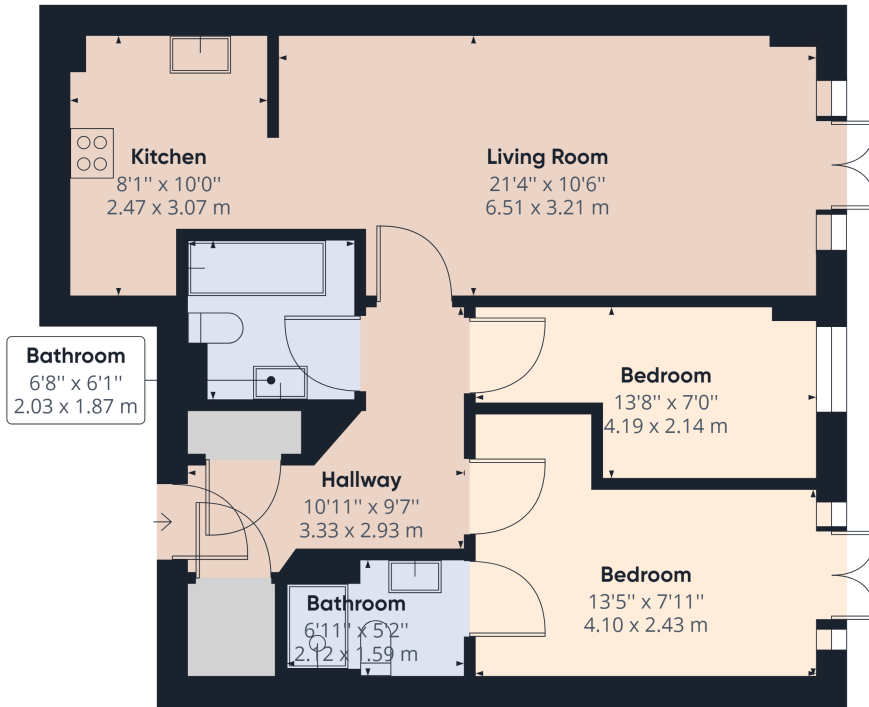
The Picture House development is a popular choice for professionals and commuters alike, due to its excellent location and transport links.

AT A GLANCE

- Two bedroom, two bathroom apartment
- Access to a secure interior courtyard
- Spacious open-plan living/dining room with fully fitted kitchen
- Excellent location in the heart of Reading, close to Reading train station
- No Chain
- Council Tax Band D
- Ground Rent £200 pa
- Service Charge Approx £2935pa
*Ask agent for details







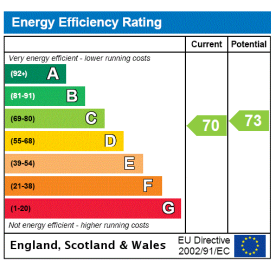
Approximate total area⁽¹⁾
666.87 ft²
61.95 m²

(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.

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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.



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