

LION COURT, READING, BERKSHIRE, RG1 7HD
GUIDE PRICE £225,000 LEASEHOLD

SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT LOCATED CLOSE TO READING TRAIN STATION

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DESCRIPTION:

An exceptional opportunity awaits to acquire a ground floor apartment with no onward chain. This contemporary property boasts two double bedrooms, including a master with ensuite facilities. The open plan kitchen, dining, and living area creates a modern living space, complemented by a private balcony. Residents' parking is available in this purpose-built development. Located in a desirable area, this apartment offers comfort and convenience. With easy access to local amenities and transport links, this property is ideal for individuals or small families seeking a well-maintained home. Book a viewing today and secure this stylish residence for yourself.

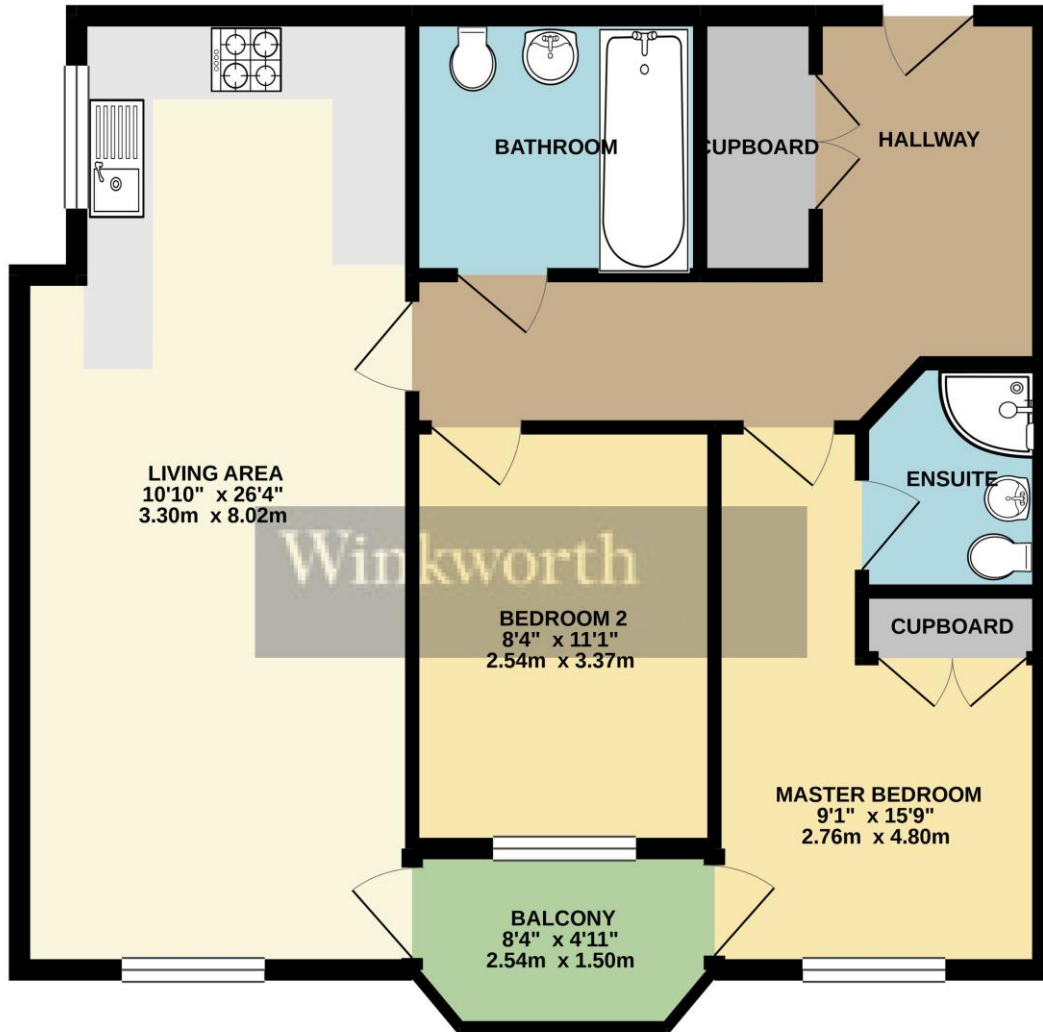
AT A GLANCE

- No Onward Chain
- Ground Floor
- Close To Reading Station
- Two Double Bedrooms
- Two Bathrooms
- Modern Open Plan Living/Kitchen Area
- Gated Parking
- Balcony





GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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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

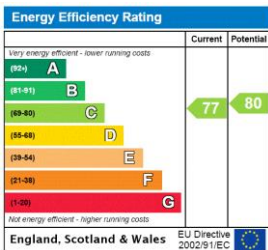
Term: 102 year and 0 months

Service Charge: £2355 per annum

Ground Rent: £ 100 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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