

**RIVERSIDE VIEW, READING, BERKSHIRE, RG1 6FH
OFFERS IN EXCESS OF £360,000 LEASEHOLD**

**STUNNING TWO BEDROOM APARTMENT
LOCATED CLOSE TO READING TOWN CENTRE.**

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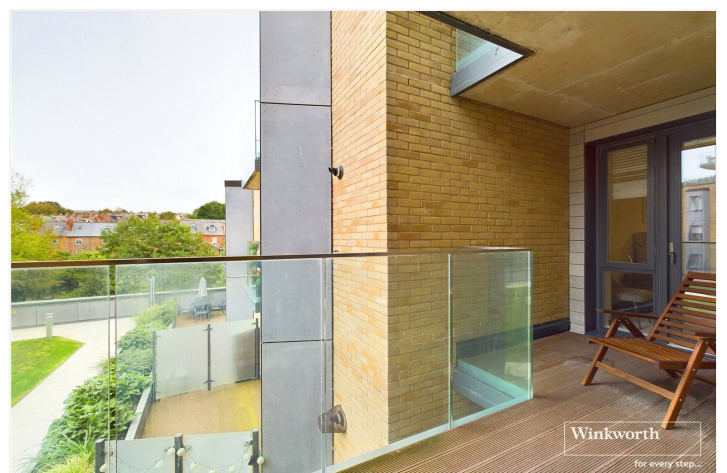


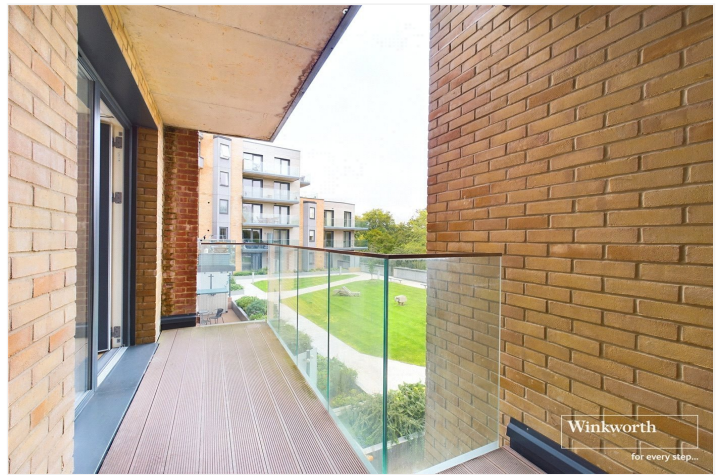
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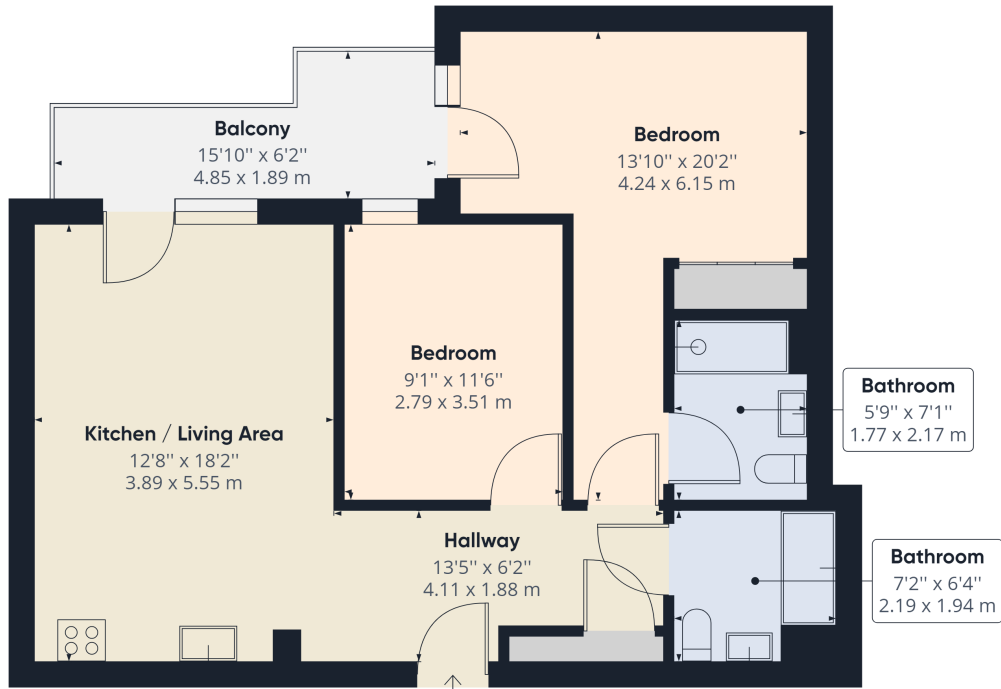
Stunning two bedroom apartment located on the second floor of the popular Riverside View development which is a short walk away from Reading town centre. The property comprises spacious open plan living room/kitchen with integrated appliances, two double bedrooms, en suite shower room to the master bedroom and a three piece bathroom. Further benefits include private balcony which is accessed from the living room and main bedroom and an undercroft parking space. No onward chain

AT A GLANCE

- No Onward Chain
- Two Bedroom Town Centre Apartment
- Secure Gated Development Overlooking River Kennet
- Private Balcony
- Two Bathrooms
- Undercroft Parking Space
- Generous Open Plan Living Space







Approximate total area⁽¹⁾
691.17 ft²
64.21 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.

Tenure: Leasehold

Term: 993 year and 5 months

Service Charge: £2900 per annum

Ground Rent: £ 350 Annually (subject to increase)

Council Tax Band: D

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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