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**PALMER STREET, HUNTLEY WHARF, READING, RG1 3GY**  
**£425,000 LEASEHOLD**

**AN OPPORTUNITY TO LIVE WITHIN A  
POPULAR DEVELOPMENT CLOSE TO READING  
TRAIN STATION.**

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



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## DESCRIPTION:

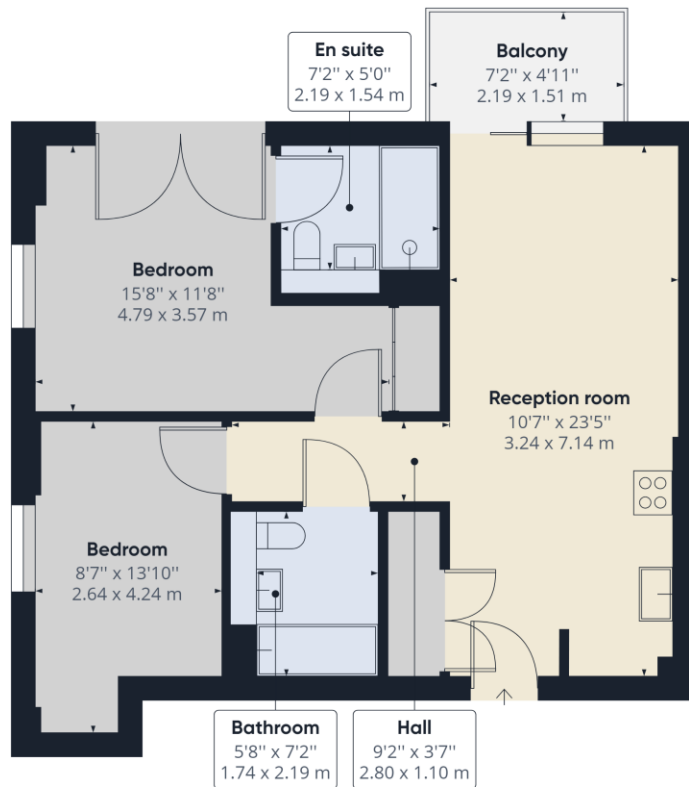
Modern two bedroom fifth floor apartment with lift access within the popular Huntley Wharf development. The property comprises open plan living room/kitchen, private balcony, two double bedrooms, en suite shower room to the master bedroom and a further three piece bathroom. Further benefits include on site concierge (seven days a week) and Hyperoptic internet is available within the building. The property is within walking distance of central Reading with its wide range of facilities along with Reading central railway station with a direct route to London Paddington.

## AT A GLANCE

- Two bedroom apartment
- 5th floor with lift access
- No Onward Chain
- Town Centre Location
- Short Walk To Reading Train Station
- Excellent Condition
- Long Lease
- No parking







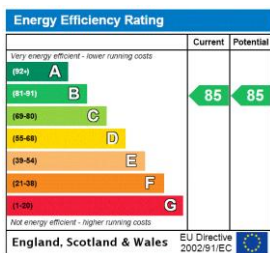
Approximate total area<sup>(1)</sup>  
 659.63 ft<sup>2</sup>  
 61.28 m<sup>2</sup>

(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.

GIRAFFE360

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:** 995 year and 5 months

**Service Charge:** £3110.42 per annum

**Ground Rent:** £ 250 Annually

**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.



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