



BATH ROAD, READING, RG1
GUIDE PRICE **£225,000** LEASEHOLD

**A TWO BEDROOM GROUND FLOOR APARTMENT SITUATED
WITHIN CLOSE PROXIMITY OF THE TOWN CENTRE AND
OFFERED TO THE MARKET WITH NO ONWARD CHAIN**

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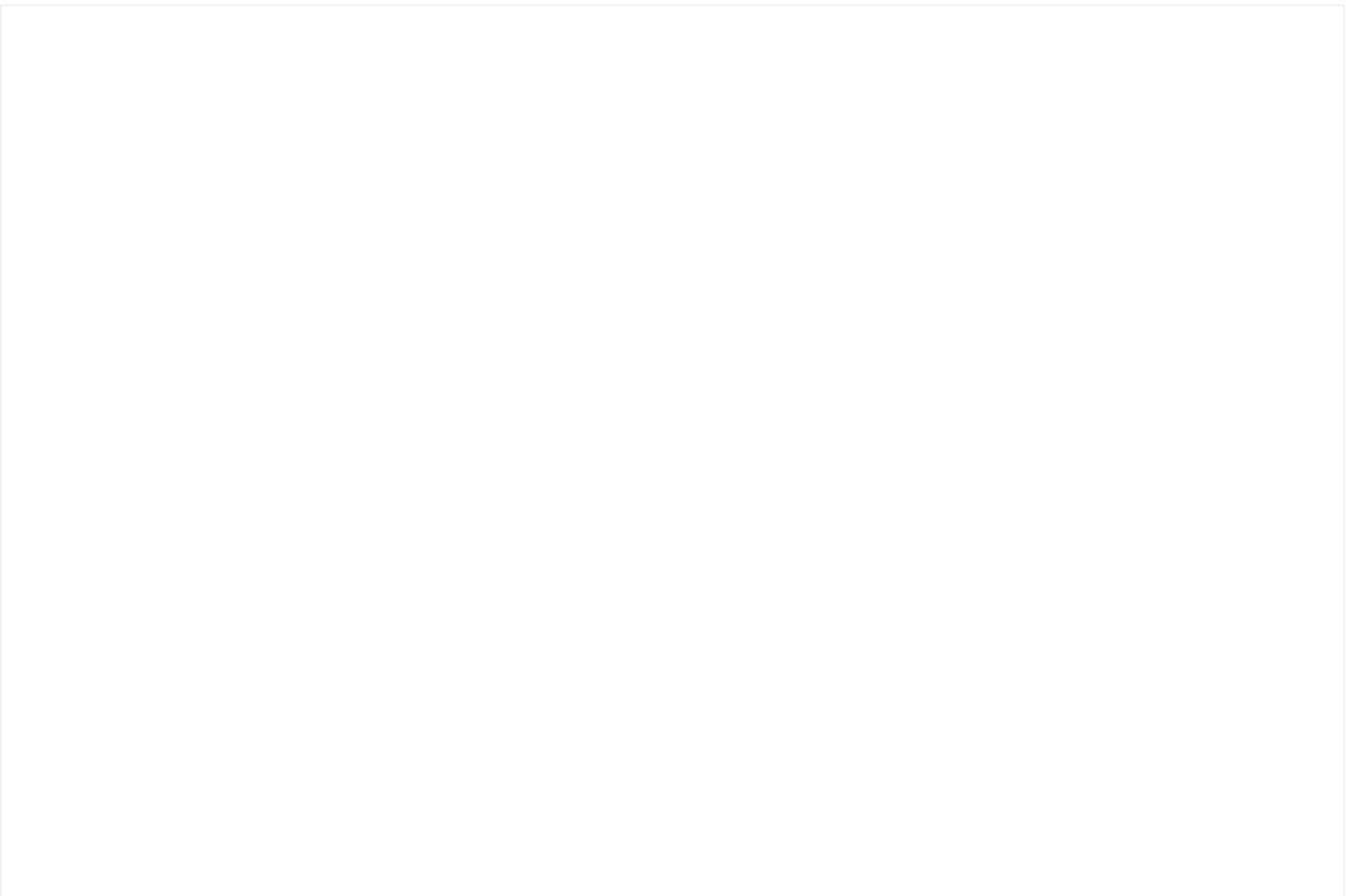
DESCRIPTION:

Offered to the market with no onward chain a two bedroom ground floor apartment situated in this popular development, conveniently located on the edge of Reading Town Centre. Internally comprising of a good sized sitting/dining room, separate kitchen and there are two double bedrooms which are complemented by a bathroom. Further benefits include residents parking and a garage in a block. Ideal for commuters being situated approximately a mile from Reading Train Station which has direct links to London Paddington in just over 20 minutes and soon to be on the Elizabeth Line (Crossrail) linking Reading with the City of London and Canary Wharf. This property would make an excellent first time or investment purchase with a rental income of £15,000 pa.

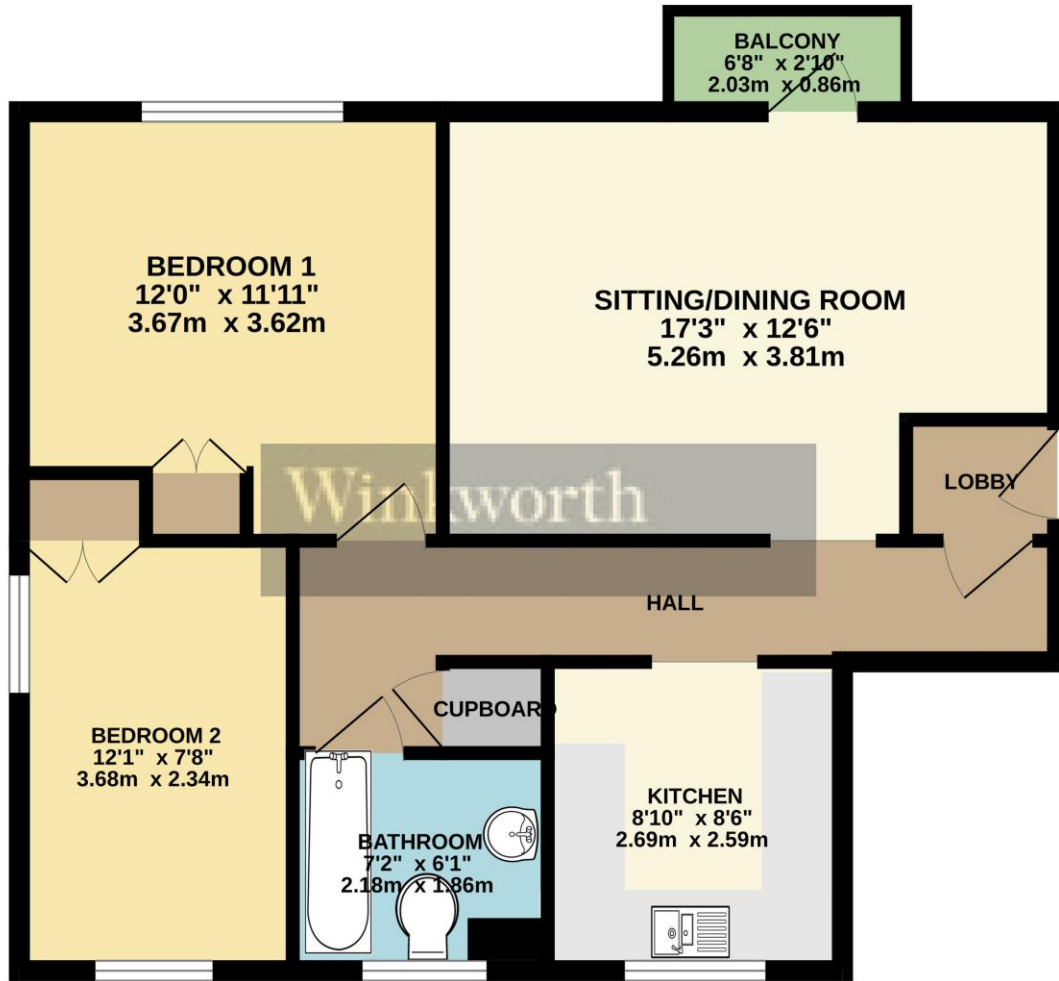
AT A GLANCE

- No Onward Chain
- Two Double Bedrooms
- Sitting/Dining Room
- Garage In Block
- Walking Distance Of The Town Centre
- Service Charge £1,000 pa
- Ground Rent £150 pa
- 110 Years Remaining



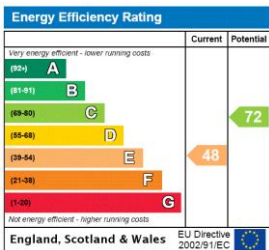


GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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.



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