

**RUSSELL STREET, BERKSHIRE, RG1 7XD  
OFFERS IN EXCESS OF £170,000 SHARE OF FREEHOLD**

## **ONE BEDROOM FIRST FLOOR APARTMENT CLOSE TO READING TOWN CENTRE**

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

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



### DESCRIPTION:

Presented with no onward chain, this charming first-floor apartment offers a share of freehold, making it an attractive investment opportunity as well as first time purchase. Featuring a spacious double bedroom, a bright living room, a well-appointed kitchen, a shower room, and a separate cloakroom, this property provides comfortable and convenient living spaces.

Additionally, residents can take advantage of street permit parking facilities, ensuring hassle-free parking for those with vehicles. Located in a sought-after area with excellent access to local amenities, transport links, and green spaces, this apartment is perfect for professionals or couples seeking a well-connected and comfortable home.

Do not miss the chance to secure this delightful property. Contact us today to arrange a viewing and discover the convenience and charm it has to offer.

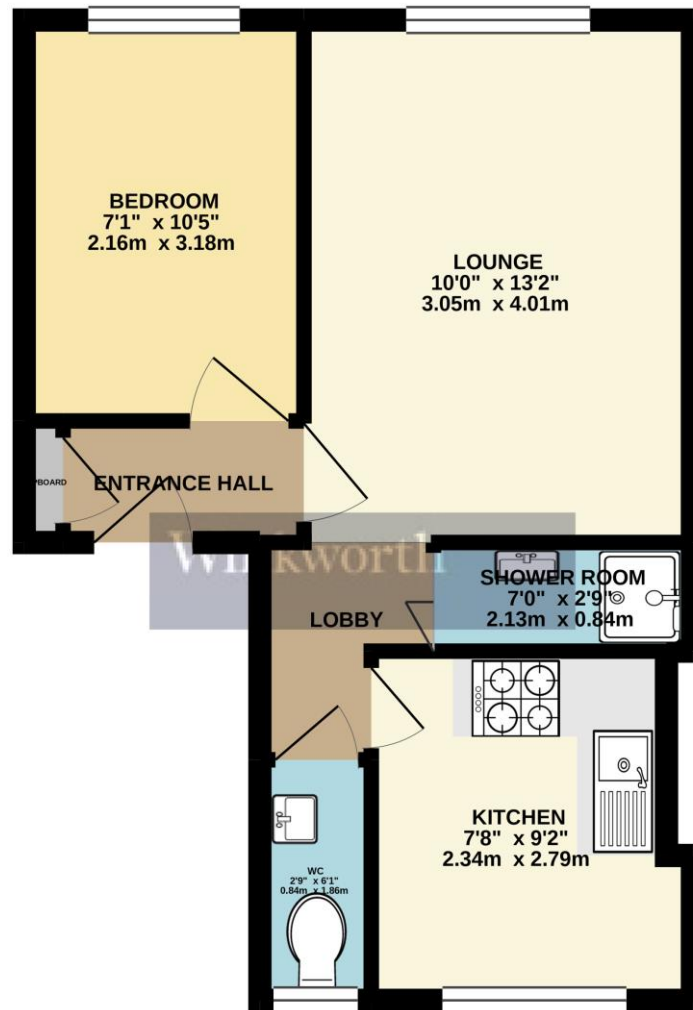
### AT A GLANCE

- No Onwards Chain
- Share Of Freehold
- Close To Reading Town Centre
- One Bedroom Apartment
- First Floor
- Street Permit Parking
- Living Room
- Separate Kitchen
- Close to Train Station





FIRST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 348 sq.ft. (32.4 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.  
Made with Metropix ©2020

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:** Share of Freehold

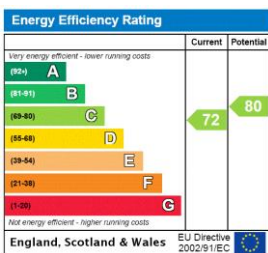
**Term:** 962 year and 0 months

**Service Charge:** £1200 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** A

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.



Reading | 0118 4022 300 | reading@winkworth.co.uk

**Winkworth**

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.