



**GREENGATES, READING, BERKSHIRE, RG30
OFFERS IN EXCESS OF £230,000 LEASEHOLD**

**A MODERN TWO BEDROOM, TWO BATHROOM FIRST
FLOOR APARTMENT IN A QUIET CUL DE SAC JUST
OVER A MILE FROM READING TOWN CENTRE**

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DESCRIPTION:

Located in a quiet cul de sac just over a mile from Reading Town Centre is this two bedroom, 2 bathroom first floor apartment. Set in this small development of just 12 apartments the property is conveniently positioned a short walk to Reading's largest public park, Prospect Park, close to a good selection of local amenities and transport links. Living accommodation comprises, a spacious hallway with storage, an open plan living space with a fitted kitchen and juliet balcony, two double bedrooms, the master with an en-suite shower room and built in wardrobes and a family bathroom. The property further benefits from an allocated parking space along with visitors parking to the front. This lovely apartment would suit a first time buyer or make an excellent investment purchase and benefits from a very long lease and low service charges and is for sale with no chain complication.

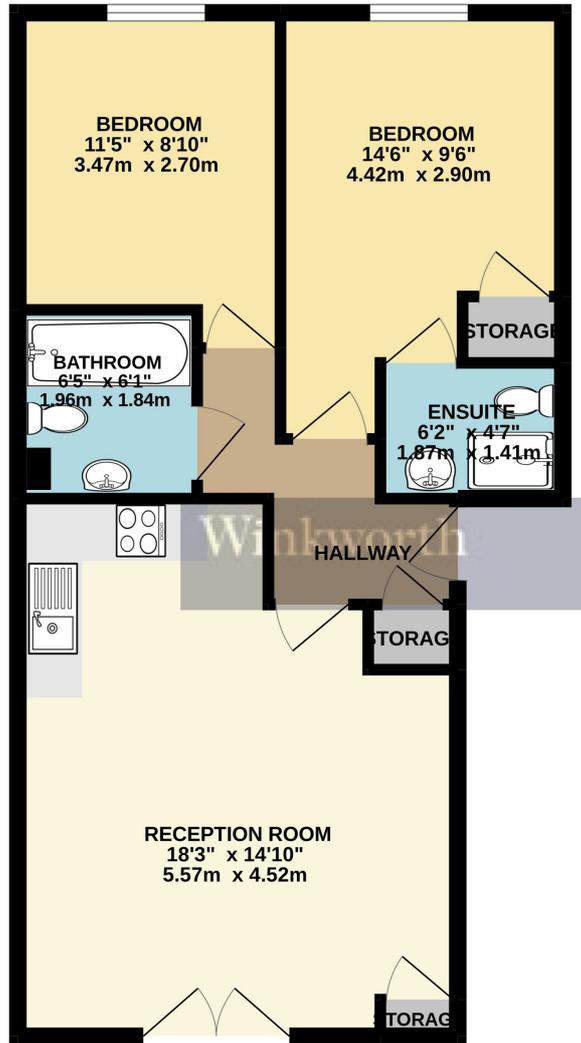
AT A GLANCE

- Two Bedroom First Floor Apartment
- Two Bathrooms
- Open Plan Living Room & Fitted Kitchen
- Allocated Off Road Parking
- No Chain
- £600 Per Annum Service Charge
- £0 Ground Rent
- 979 Years On Lease





GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 573 sq.ft. (53.2 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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