

CHATHAM PLACE, BERKSHIRE, RG1 7JW  
GUIDE PRICE £325,000 LEASEHOLD

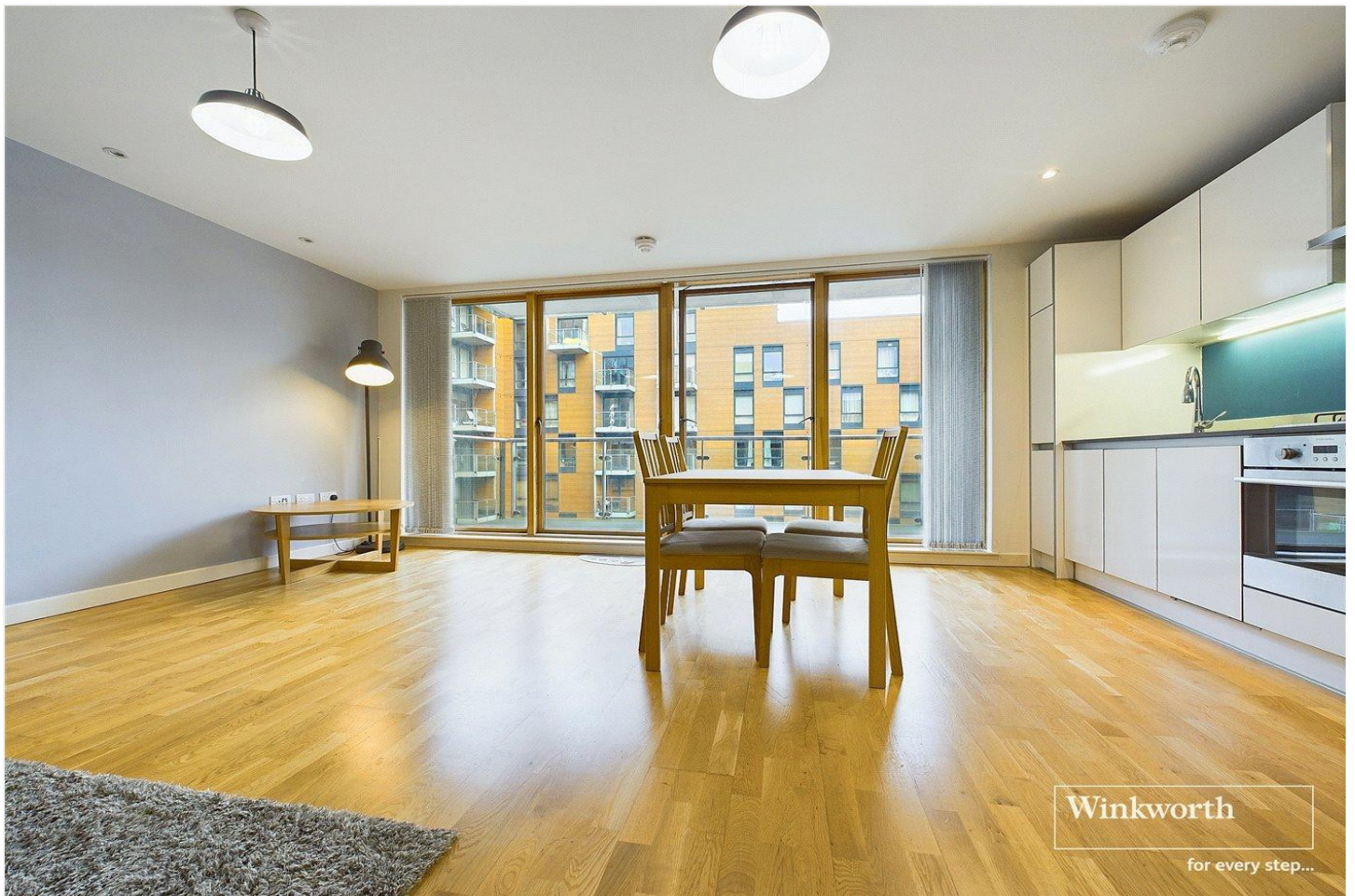
STYLISH TWO BEDROOM APARTMENT IN PRIME  
LOCATION. FEATURES INCLUDE BALCONY,  
COMMUNAL GARDENS, SECURE PARKING

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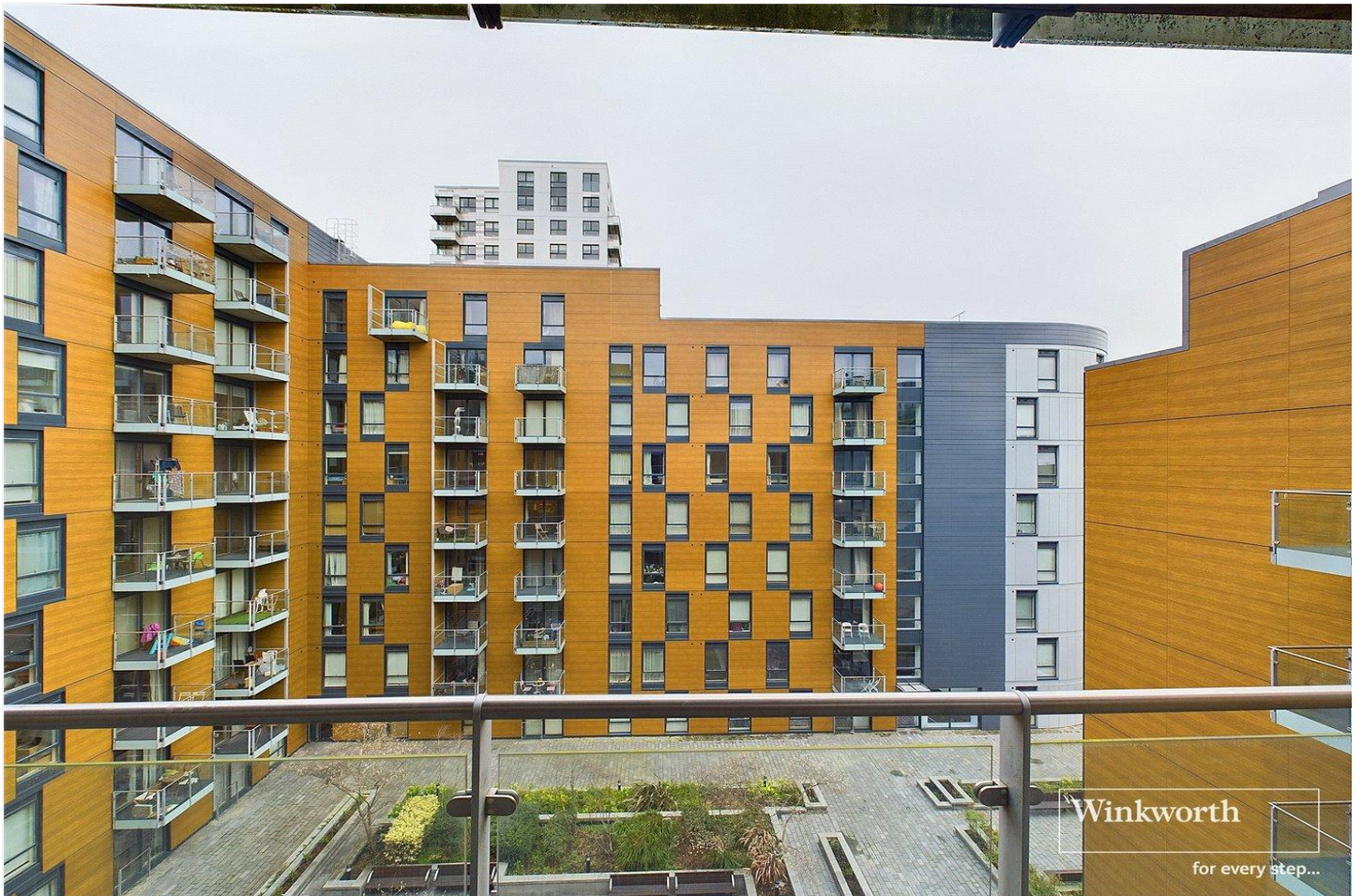
## DESCRIPTION:

Presented with no onward chain, this stylish sixth-floor apartment boasts two double bedrooms, including a master ensuite, complemented by an open plan kitchen/living/dining area and a sleek bathroom. Step out onto the larger than average balcony to enjoy city views or unwind in the attractive communal gardens. Conveniently located near the town centre and train station, this property offers a vibrant urban lifestyle. With lift access and secure Undercroft parking, this chic city apartment provides both convenience and style. Don't miss the chance to make this your new home – get in touch to schedule a viewing today.

## AT A GLANCE

- No Onward Chain
- 6th Floor With Lift
- Large Balcony
- Undercroft Parking
- Two Double Bedrooms
- Two Bathrooms
- Close To Town Centre & Train Station
- Very Good Condition
- Communal Gardens







**Approximate total area<sup>(1)</sup>**  
782.1 ft<sup>2</sup>  
72.66 m<sup>2</sup>

**Balconies and terraces**  
76.21 ft<sup>2</sup>  
7.08 m<sup>2</sup>

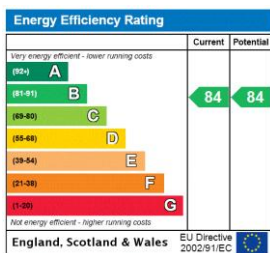
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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:** 232 year and 11 months

**Service Charge:** £4000 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.

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