



LONDON ROAD, READING, RG1
GUIDE PRICE £350,000 LEASEHOLD

A TWO BEDROOM TOWN CENTRE APARTMENT IN THIS STYLISH GRADE II LISTED PERIOD CONVERSION

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DESCRIPTION:

A stunning two bedroom ground floor apartment benefitting from its own private entrance located on the London Road in this landmark Grade II listed conversion completed by Thomas Homes in 2018. Ideally located in Reading town centre with easy access to the Royal Berkshire Hospital, Reading University, Reading Station and Reading's bustling shops, bars and restaurants. The property comprises two double bedrooms both with built in wardrobes, a living room, a high spec. fitted kitchen/diner and a three piece bathroom. The property benefits from a host of period features including, high ceilings, feature fire places, coving, panelling and large sash windows (with secondary glazing). The property further benefits from an allocated off road parking space to the rear overlooking the impressive Grade II listed Great Hall. This stylish and well located apartment is offered to the market with no chain complications and would make a great first time purchase, investment or suit someone downsizing.

AT A GLANCE

- Two Bedroom Town Centre Apartment
- Grade II Listed Conversion of Former University Buildings
- Converted By Thomas Homes in 2018
- Contemporary Fitted Kitchen/Diner
- High Spec. Bathroom
- Off Road Parking Space
- £2036.46 Per Annum Service Charge
- £250 Per Annum Ground Rent
- 120 Years Remaining on Head Lease
- No chain



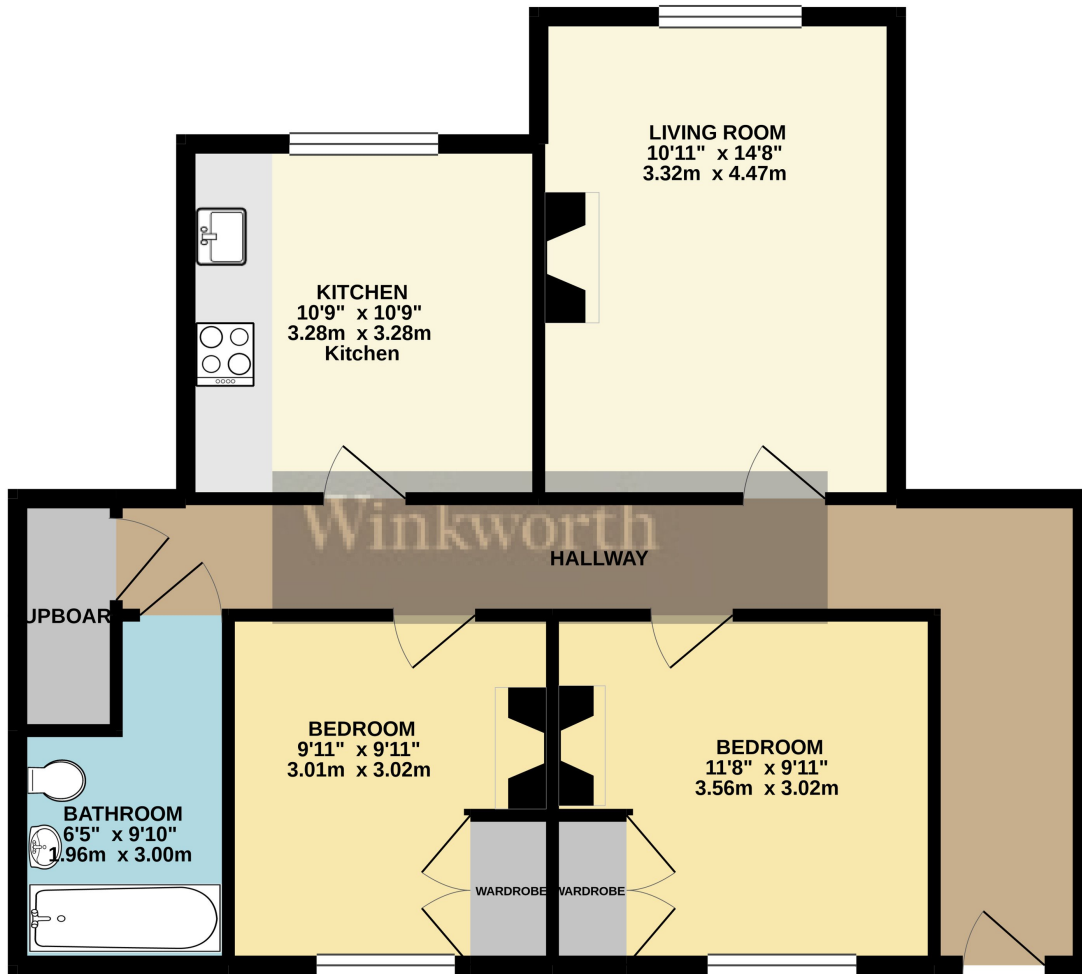


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GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	57
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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