



ICON HOUSE, MERCHANTSPLACE, READING, RG1 1EQ
GUIDE PRICE £180,000 LEASEHOLD

A ONE BEDROOM TOWN CENTRE APARTMENT AN EASY WALK TO READING TRAIN STATION

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

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DESCRIPTION:

Nestled in a sought-after Town Centre location, under 200 metres from Reading Train Station, this sleek upper floor apartment epitomizes modern urban living. Boasting a spacious and luminous living area ideal for relaxation or social gatherings, this property exudes contemporary charm. The well-appointed interior includes a stylish kitchen, and bathroom, and a comfortable bedroom. With the added benefit of lift access, this apartment ensures convenience and accessibility for residents.

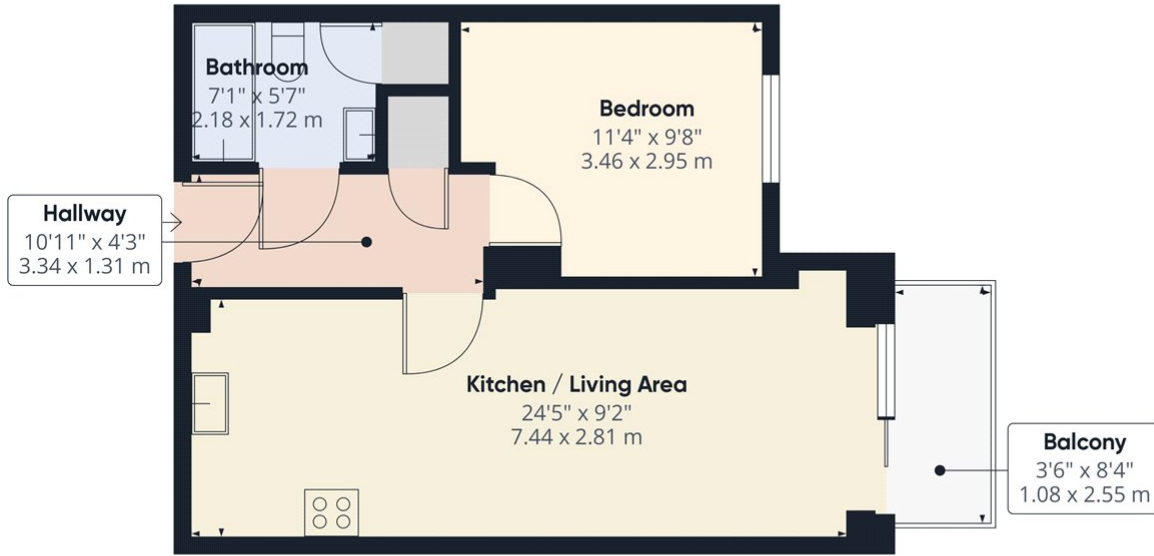
Step outside onto the private balcony and savour your morning coffee while taking in the views of the bustling surroundings. The secure building provides a tranquil and safe haven, offering peace of mind to its residents. Tailored for professionals, couples, or individuals seeking a chic and contemporary abode, this purpose-built apartment is the epitome of urban living in Town. Seize this opportunity to make this property your own and revel in the essence of sophisticated urban dwelling.

AT A GLANCE

- Close To Train Station
- Town Centre Location
- One Bedroom Apartment
- Ground Rent £0 PA
- Flooring Recently Replaced
- Lift And Third Floor
- Balcony
- Long Lease 189 Years







Approximate total area⁽¹⁾
 438.2 ft²
 40.71 m²

Balconies and terraces
 29.6 ft²
 2.75 m²

(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.

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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.

Tenure: Leasehold

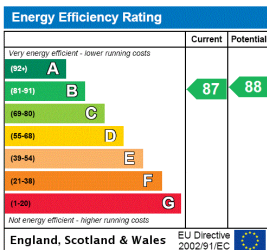
Term: 188 year and 9 months

Service Charge: £3129 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

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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