



BRANAGH COURT, READING, BERKSHIRE, RG30 2QZ
ASKING PRICE £225,000 LEASEHOLD

**A TWO BEDROOM DUPLEX APARTMENT WITH
OFF ROAD PARKING CLOSE TO LOCAL AMENITIES
AND EXCELLENT TRANSPORT LINKS**

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DESCRIPTION:

This two bedroom duplex apartment forms part of the Platinum collection of apartments in Branagh Court. Conveniently located just over a mile to the west of Reading town and close to a host of amenities including a 24 hour gym, shops and regular bus services into the town centre. The property is set over the ground and first floors of the development and comes with its own private terrace which is accessed via a set of French doors from the open plan living space. The ground floor is completed by a fitted kitchen with a breakfast bar, offset from and forming part of the living space and a WC. On the first floor there are two double bedrooms and a bathroom. The property benefits from an allocated off road parking space in a courtyard behind an electric barrier and is for sale with no chain complications. This conveniently located home would make an excellent first time purchase, great investment or suit a downsizer.

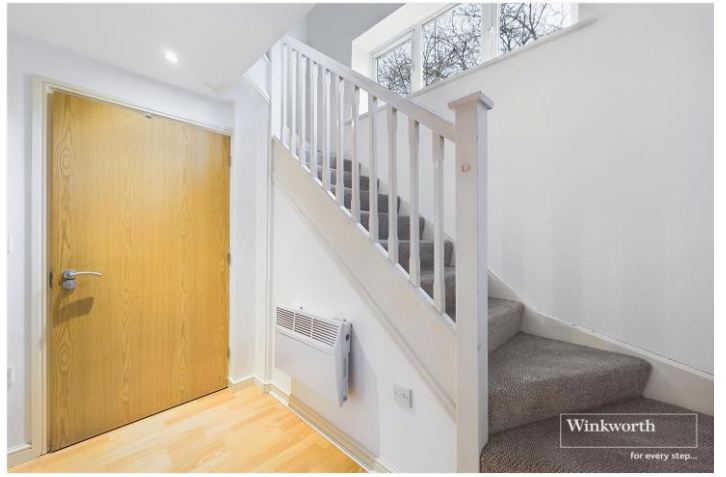
AT A GLANCE

- Two Bedroom Duplex Apartment
- Set in the Platinum Block of This Favoured Development
- Off Road Parking
- Private Patio/Terrace
- Open Plan Living and Fitted Kitchen
- No Chain
- 104 Year Lease
- Service Charge £2111 per annum
- Ground Rent £200 per annum





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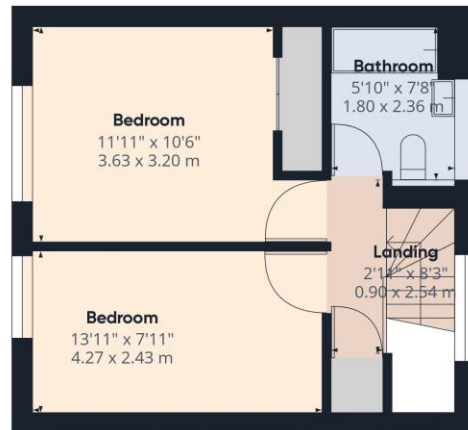
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Ground Floor



Floor 1

Approximate total area⁹

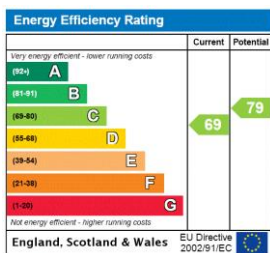
692.51 ft²
64.34 m²

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.

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: 103 year and 10 months

Service Charge: £2111 per annum

Ground Rent: £ 200 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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