

ST. MARYS HALL, READING, BERKSHIRE, RG1 5AG
£400,000 LEASEHOLD

A SUPERB TWO BEDROOM FIRST FLOOR APARTMENT IN A PERIOD CONVERSION OF FORMER UNIVERSITY BUILDINGS

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DESCRIPTION:

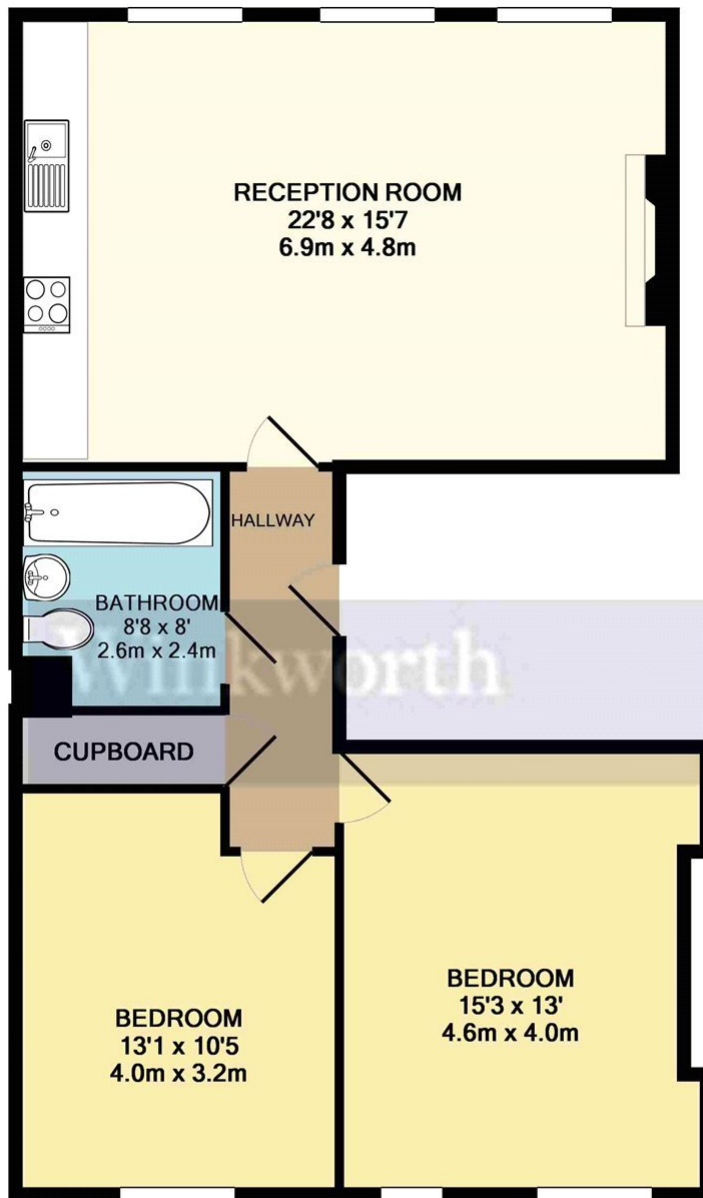
An impressive period conversion apartment situated in this highly sought after development by Thomas Homes. Conveniently positioned within walking distance of the town centre, train station and the Royal Berkshire hospital the property is a conversion of former University buildings completed to the highest of standards in 2018. The sympathetic conversion has created a wonderful spacious light and airy apartment featuring a contemporary styled open-plan living space with high ceilings, floor to ceiling windows and a high specification fitted kitchen with a range of built in Bosch appliances to include a dishwasher, fridge, washer/dryer and microwave. There are two double bedrooms and stunning three piece bathroom suite. The development enjoys well-kept communal grounds with allocated parking for residents and a bike store area. The property is being sold with no chain complications and would make an excellent first time buy, suit a downsizer or make a great investment purchase.

AT A GLANCE

- Period Conversion of Former University Buildings
- Converted in 2018 by Thomas Homes
- Open Plan Living
- High Spec Kitchen
- Period Features
- High Ceilings
- Floor to Ceiling Sash Window
- Allocated parking







TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Tenure: Leasehold

Term: 125 year and 11 months

Service Charge: £2036 per annum

Ground Rent: £ 125 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	55
(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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