



**ENGLEFIELD HOUSE, READING, RG30 1ET**  
**GUIDE PRICE £200,000 LEASEHOLD**

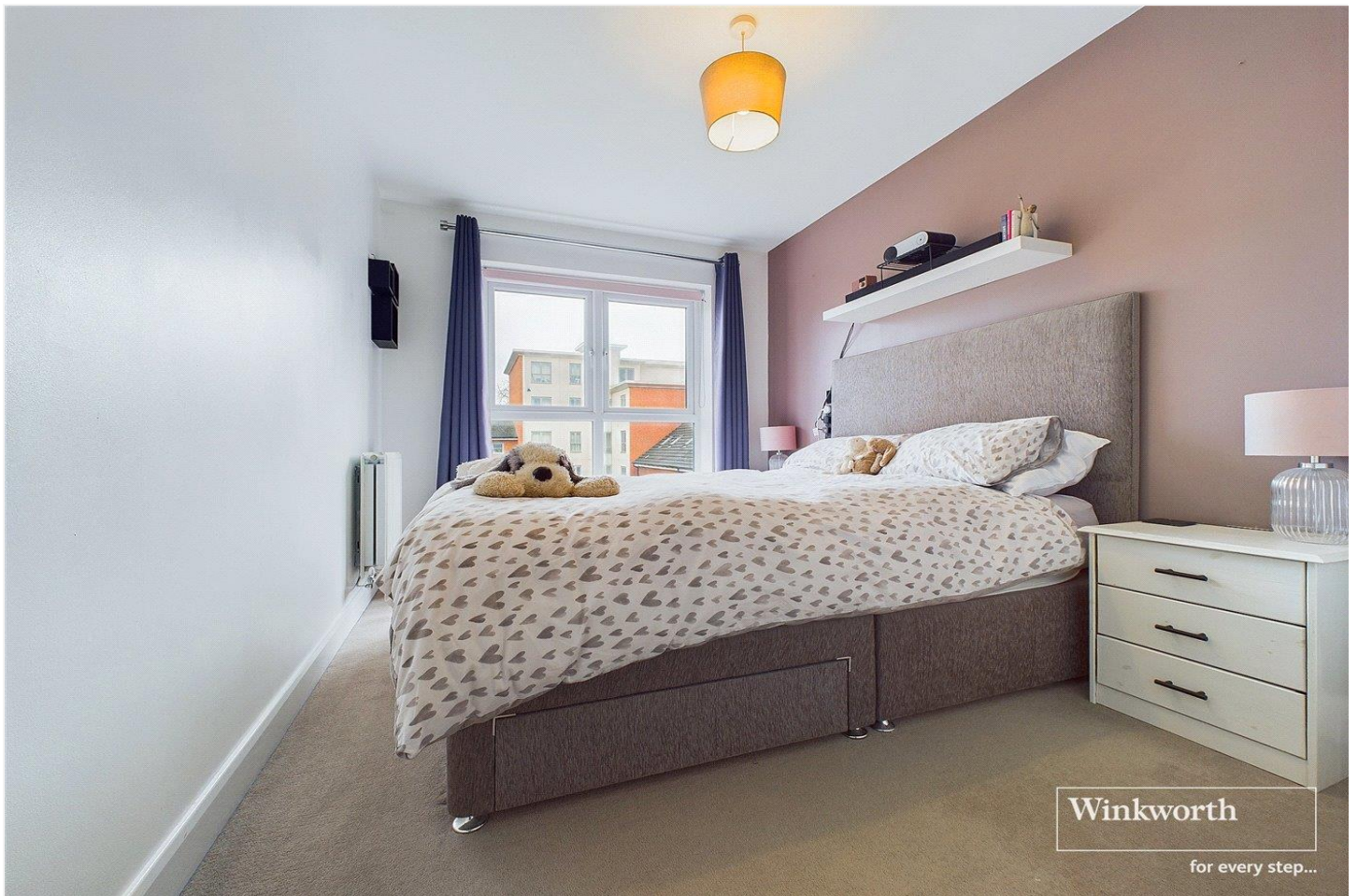
# **TWO BEDROOM TWO BATHROOM SECOND FLOOR APARTMENT WITH NO ONWARD CHAIN**

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## DESCRIPTION:

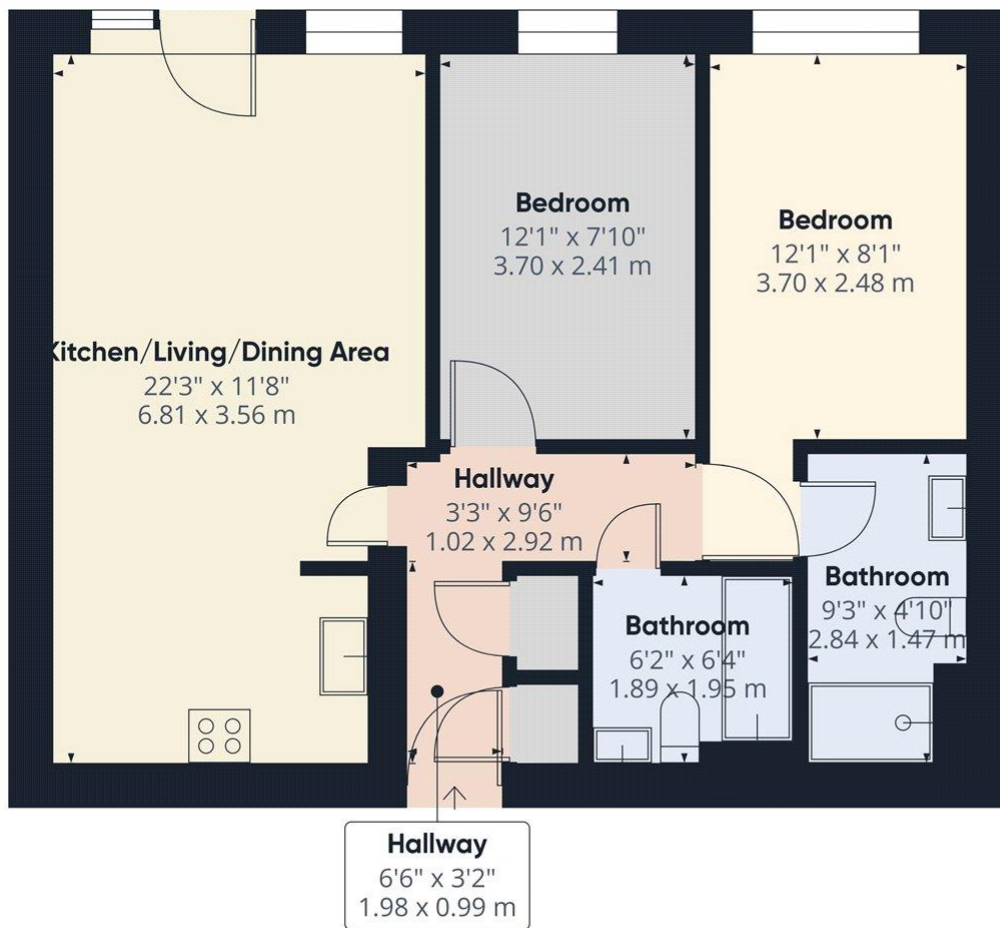
Presenting this stylish 2nd-floor apartment with lift access, now available with no onward chain. This contemporary property boasts two double bedrooms, including a master bedroom with an ensuite bathroom. The spacious open-plan kitchen/living/dining area is perfect for entertaining and exudes a modern vibe. Situated in a purpose-built development, this apartment also offers Undercroft secure parking for added convenience and peace of mind. Residents can enjoy the well-maintained communal gardens on offer. With excellent transport links and local amenities in close proximity, this property is perfect for professionals or couples seeking a hassle-free city living experience. Don't miss out on the opportunity to call this elegant and well-appointed apartment your new home. Contact us today to schedule a viewing.

## AT A GLANCE

- No Onward Chain
- Secure Undercroft Parking
- Two Double Bedrooms
- Ensuite To Master Bedroom
- Bathroom
- Modern Open Plan Living/Dining/Kitchen
- Excellent Conditions
- Second floor With Lift
- Communal Gardens







**Approximate total area<sup>(1)</sup>**  
605.36 ft<sup>2</sup>  
56.24 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:** 112 year and 0 months

**Service Charge:** £2400 per annum

**Ground Rent:** £ 400 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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