



RIVERSIDE HOUSE, READING, BERKSHIRE, RG1 6BJ
OFFERS IN EXCESS OF **£275,000** LEASEHOLD

**OFFERED TO THE MARKET WITH NO ONWARD CHAIN
A TWO BEDROOM FIRST FLOOR APARTMENT
LOCATED IN READING TOWN CENTRE**

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

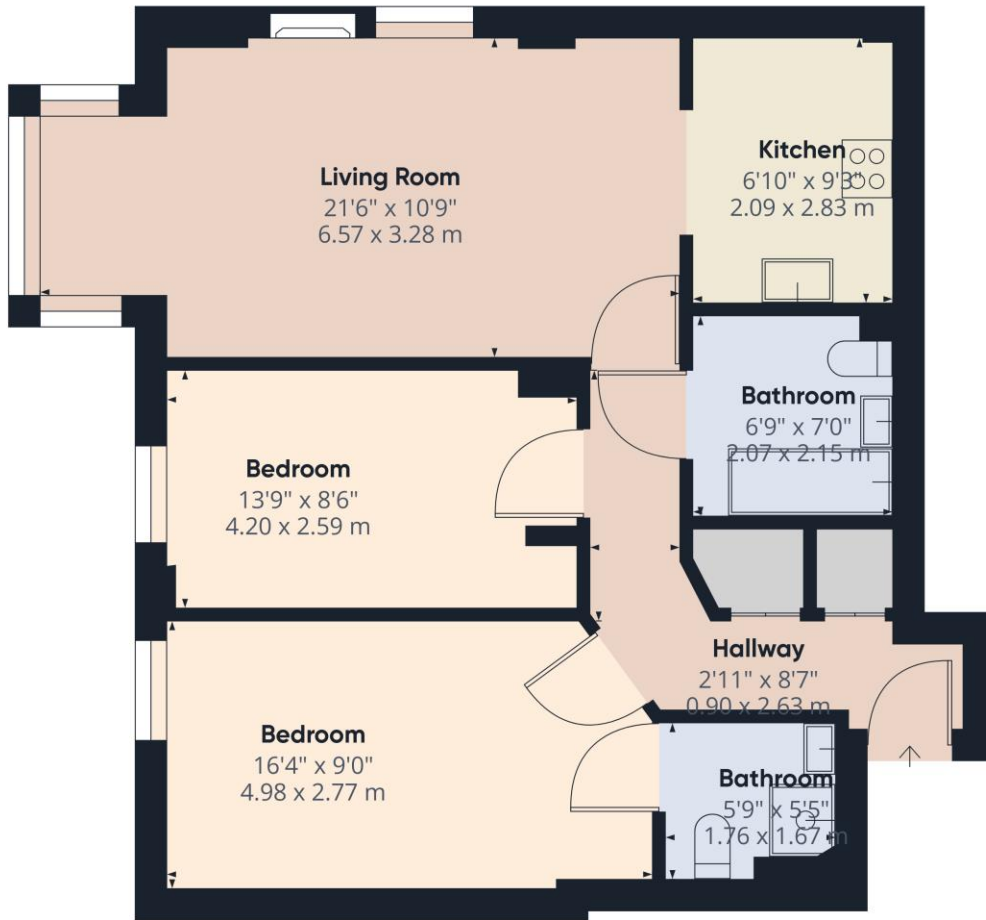
Offered to the market with no onward chain and situated in this prime riverside location within the heart of Reading town centre, a two double bedroom first floor apartment offering good sized accommodation. Internally comprising 21ft sitting/dining room, kitchen, good sized master bedroom with en suite and there is a further double bedroom which is complemented by a bathroom. The property is situated adjacent to the Oracle shopping complex and within close proximity to the mainline train station which serves direct access to London Paddington in just over 20 minutes and is soon to be on the Elizabeth Line (Crossrail) linking Reading with the City of London and Canary Wharf. The property would make an excellent first time or investment purchase.

AT A GLANCE

- No Onward Chain
- 21ft Sitting/Dining Room
- Two Double Bedrooms
- Town Centre Location
- Two Bathrooms
- No parking
- Lease 977 years
- Service Charge £3,800pa
- Ground Rent £262 pa







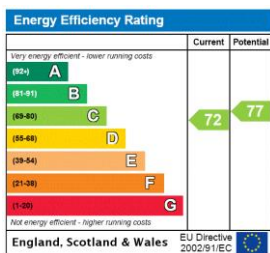
Approximate total area⁹
712.21 ft²
66.17 m²

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: 974 year and 9 months

Service Charge: £3800 per annum

Ground Rent: £ 262 Annually (subject to increase)

Council Tax Band: D

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.

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

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.