



BOBGREEN COURT, BERKSHIRE, RG2 8UE
GUIDE PRICE £190,000 LEASEHOLD

ONE BEDROOM FIRST FLOOR APARTMENT WITH RESIDENTS PARKING

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Situated in a sought-after area, this charming first-floor apartment boasts an extensive lease of over 100 years. The property comprises a generous double bedroom, a contemporary bathroom, and a sleek open-plan living/dining/kitchen space. Recently upgraded in 2024, the apartment showcases fresh LVT flooring and carpets, along with a refurbished kitchen, adding a modern touch. Residents can take advantage of the well-kept communal grounds and convenient residents' parking facilities. Flooded with natural light, this apartment offers a welcoming and cosy atmosphere. Perfect for first-time buyers or investors, this residence provides an excellent opportunity to own a stylish and comfortable property. Schedule a viewing today to discover all the features of this apartment and envision your future in this desirable living space.

AT A GLANCE

- Very Good Condition
- Carpets and LVT Flooring Replace 2024
- Ample Resident Parking
- First Floor Apartment
- New Kitchen 2024
- Open Plan Kitchen/Living/Dining Area
- Easy Access To The M4
- Communal Grounds
- UPVC Double Glazed Windows
- £0 Ground Rent





Winkworth
for every step...



Winkworth
for every step...



Bathroom
4'10" x 9'5"
1.47 x 2.87 m

Approximate total area⁽¹⁾
475.45 ft²
44.17 m²

(1) Excluding balconies and terraces

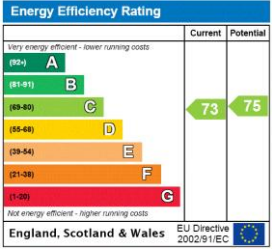
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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: 101 year
Service Charge: £720 per annum
Ground Rent: £ 0 Annually
Council Tax Band: B

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



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.