



London Road, Reading, RG1 5AG

OFFERS IN EXCESS OF £230,000 *Leasehold*

Situated In This Highly Sought After Development, An Impressive Two Bedroom Apartment In This Georgian Grade II Listed Conversion Offered to the market with no onward chain, this impressive period apartment forms part of a highly sought-after development by Thomas Homes, sympathetically converted from the former University buildings. Ideally positioned within walking distance of Reading town centre, Reading train station and the Royal Berkshire Hospital, the property combines character, convenience and contemporary living.

The thoughtfully designed accommodation is flooded with natural light and features a spacious modern open-plan living/dining/kitchen area, creating an ideal space for both everyday living and entertaining. There are two well-proportioned bedrooms and a stylish bathroom, all finished to a high standard and perfectly suited to modern living.

Residents enjoy access to attractive communal grounds, allocated parking, a secure bicycle store and the added benefit of an integrated air filtration system. The property also benefits from full fibre broadband with ultrafast speeds of up to 1,800Mbps, making it an excellent choice for home workers and those requiring reliable high-speed connectivity.

This exceptional apartment represents an outstanding opportunity for first-time buyers, professionals, downsizers and investors seeking a stylish home in one of Reading's most desirable developments.

KEY FEATURES

- No Onward Chain
- Two Bedroom 3rd Floor Apartment
- Georgian Grade II Listed conversion
- Secure Allocated Parking (South St Car Park)
- Excellent Condition Throughout
- Close To Town & Train Station
- Stylish Bathroom
- Air Filtration System
- Far Reaching Views
- 117 Year Lease



Reading

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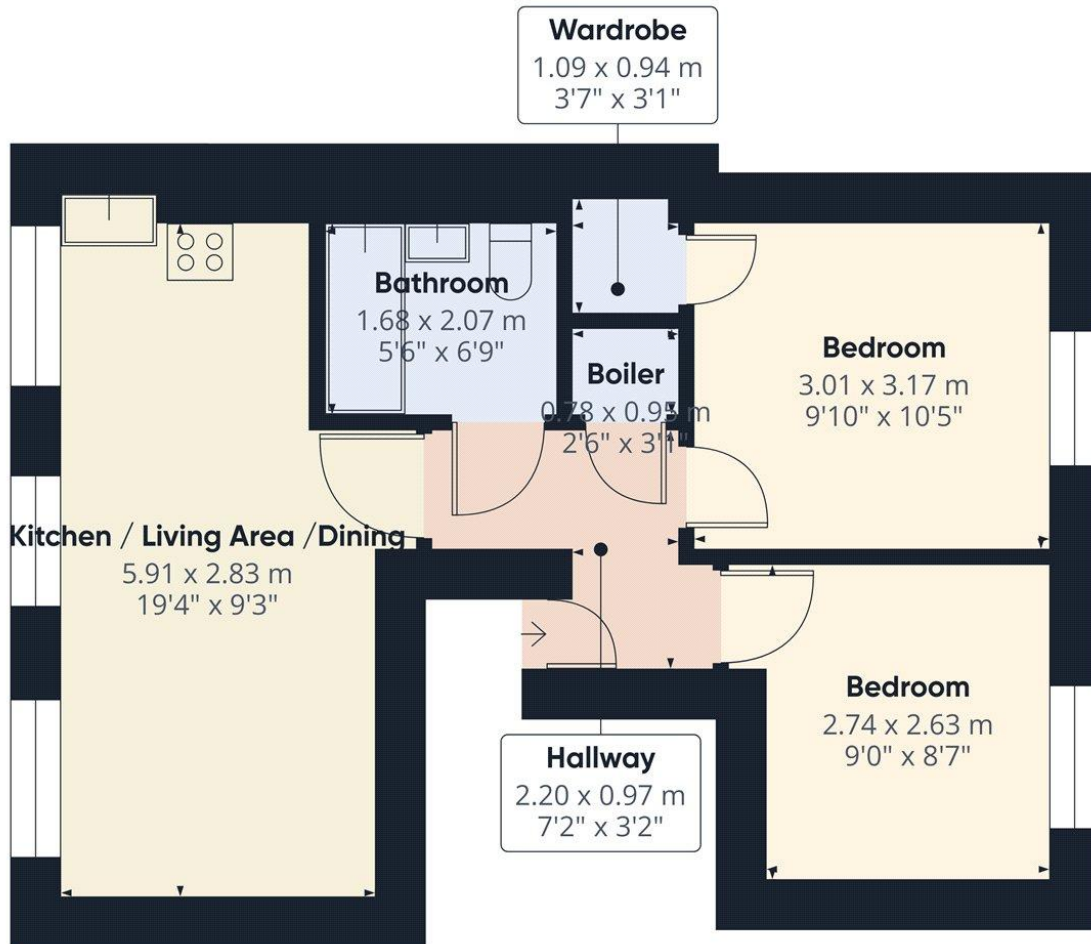
for every step...





MATERIAL INFO

Tenure: Leasehold
Term: 117 year and 9 months
Service Charge: £3407 per annum
Ground Rent: £ 250 Annually (subject to increase)
Council Tax Band: C
EPC rating: D



Approximate total area⁽¹⁾
46.4 m²
500 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	57 D
39-54	E		
21-38	F		
1-20	G		

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.

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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