

CAPITAL POINT, READING, BERKSHIRE, RG1 6QJ
£220,000 LEASEHOLD

TWO BEDROOM FIRST FLOOR APARTMENT IN READING TOWN CENTRE.

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

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DESCRIPTION:

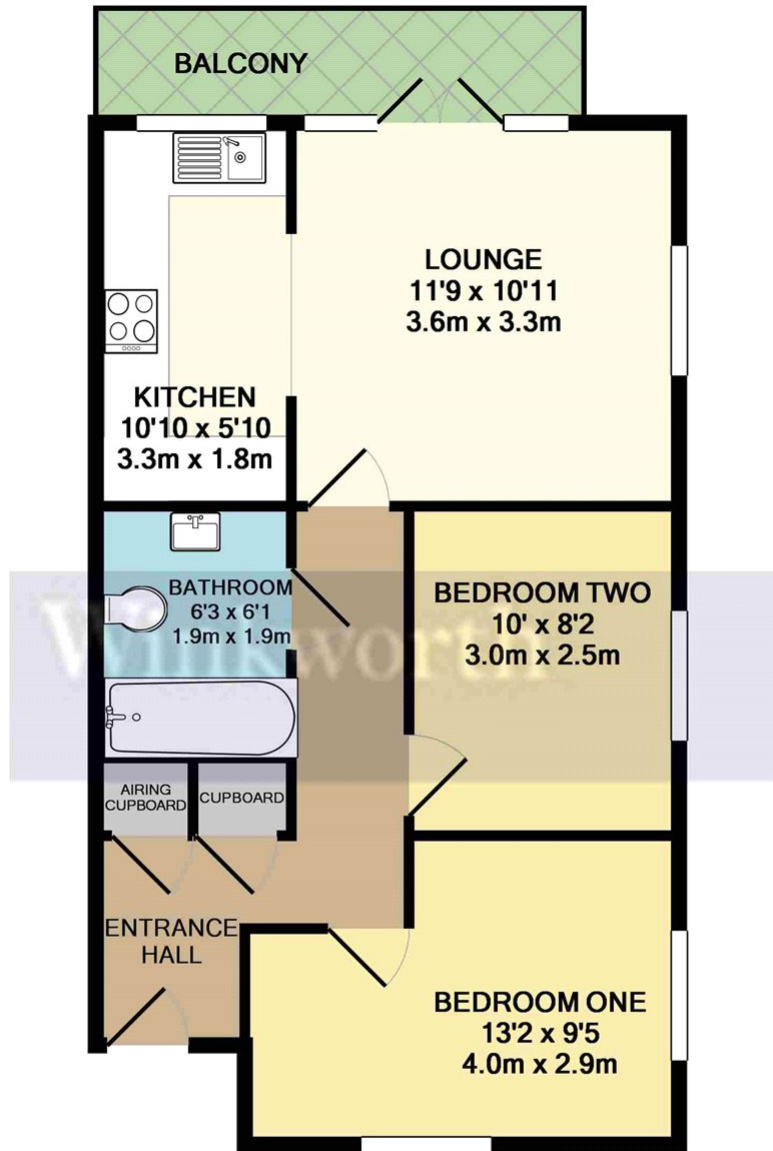
A modern first floor two bedroom apartment situated in this gated development on the southern edge of Reading town centre. The property is ideally situated a short walk along the River Kennet to The Oracle shopping and entertainment centre and offers easy access via the A33 to the M4 at junction 11. Living accommodation comprises two double bedrooms, a spacious living room, a kitchen and bathroom which have recently been updated. The property further benefits from an allocated off road parking space and is for sale with no chain complication. This well presented property would be an excellent first time purchase, suit downsizers or make an astute investment purchase.

AT A GLANCE

- Two Bedroom Town Centre Apartment
- First floor
- Modern Fitted Kitchen
- Allocated Parking Space
- No Chain







TOTAL APPROX. FLOOR AREA 536 SQ.FT. (49.8 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: 104 year and 0 months

Service Charge: £3336 per annum

Ground Rent: £150 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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