



**BLAKES QUAY, READING, BERKSHIRE, RG1 3EN**  
**GUIDE PRICE £450,000 LEASEHOLD**

# A LUXURY RIVERSIDE PENTHOUSE APARTMENT IN THIS PRESTIGIOUS TOWN CENTRE DEVELOPMENT

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## DESCRIPTION:

This stunning two-bedroom Penthouse apartment in Reading Town Centre overlooks the River Kennet and is set within one of Reading's most prestigious developments. The property is less than 10 minutes' walk to Reading Station with its direct link to London Paddington in just 25 minutes and a short walk to the Oracle shopping and entertainment complex. The M4 is also easily accessed via the A329M at junction 10. Located on the top floor with lift access, there are three balconies overlooking the river, one from the large open plan lounge/dining area and one from each en-suite bedroom suite. Both bedrooms have built in wardrobes. The designer 'Italian' Kitchen comes complete with integrated appliances and granite work surfaces and the whole apartment is 'Cat 5' wired with built in speakers and there is ample storage space. The development is gated and further benefits from secure under-croft parking (one allocated space), a residents only gym, games room and meeting rooms on-site and is for sale with no chain complications. This delightful apartment would suit a commuter requiring access to the excellent train links that Reading has to offer, young professionals and/or someone downsizing.

## AT A GLANCE

- Two Bedroom Penthouse Apartment
- Two En-suite Bathrooms
- Three Balconies Overlooking the River Kennet
- Large open plan living space
- Cat 5 Cabling with Built in Speakers
- Italian Kitchen with Granite Work Surfaces
- Undercroft Gated Parking
- Communal Gym & Games Room



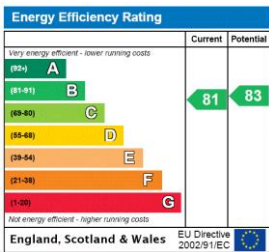




TOTAL APPROX. FLOOR AREA 1236 SQ.FT. (114.9 SQ.M.)

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:** 134 year and 8 months

**Service Charge:** £4205.62 per annum

**Ground Rent:** £ 150 Annually (subject to increase)

**Council Tax Band:** E

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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