



**KINGS OAK COURT, READING, BERKSHIRE, RG1 4PX
OFFERS IN EXCESS OF £300,000 LEASEHOLD**

**A MODERN TWO BEDROOM APARTMENT IN THE
HEART OF READING TOWN CENTRE WITH AN
ALLOCATED CAR PARKING SPACE**

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

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DESCRIPTION:

Introducing a chic and contemporary two-bedroom apartment located in the heart of Town, now available with the added benefit of no onward chain. This upper-floor residence boasts not one, but two balconies, offering ample outdoor space to enjoy the surrounding views. With secure parking included, residents can rest easy knowing their vehicle is conveniently accommodated.

The well-appointed kitchen complements the bright and spacious interior of this property, adding a touch of elegance to the modern living space. The apartment features two double bedrooms, with the master bedroom benefitting from an ensuite bathroom for added privacy and convenience.

This purpose-built property radiates comfort and charm, creating a welcoming ambiance for its occupants. Don't miss this opportunity to make this stunning apartment your own. Contact us today to arrange a viewing and experience the allure and comfort of this exceptional home.

AT A GLANCE

- No Onward Chain
- Refitted Kitchen Two Years Approx.
- Refitted Bathroom and Ensuite Two Years Approx.
- Close To Train Station
- Two Balconies
- Secure Parking
- Long Lease over 900 Years
- Low Ground Rent £75 Per Annum

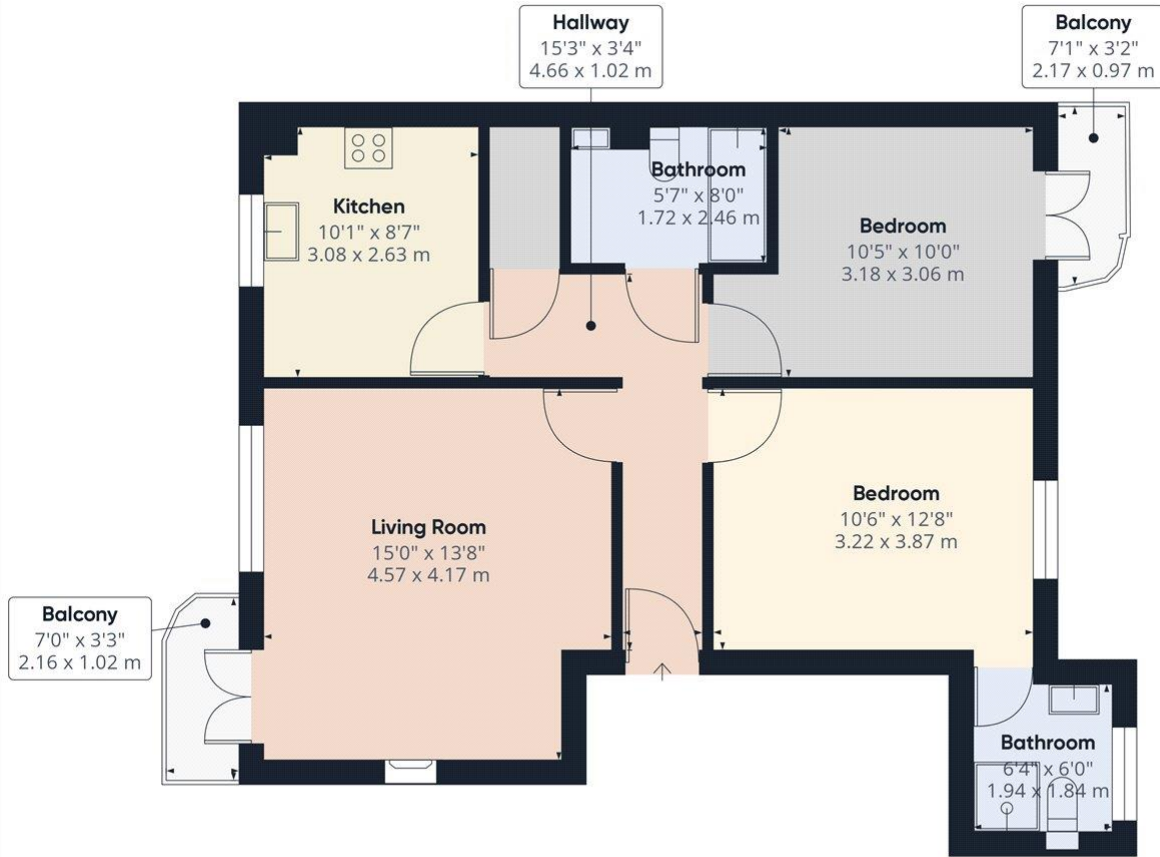




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Approximate total area⁽¹⁾
721.5 ft²
67.03 m²

Balconies and terraces
43.7 ft²
4.06 m²

(1) Excluding balconies and terraces

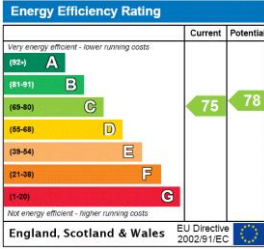
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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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: 900 years
Service Charge: £2160 per annum
Ground Rent: £ 75 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.



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