



PHOENIX PLACE, READING, RG1 7UL
GUIDE PRICE £240,000 LEASEHOLD

**TWO BEDROOM APARTMENT CLOSE TO
TOWN CENTRE & TRAIN STATION AVAILABLE
WITH NO ONWARD CHAIN**

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DESCRIPTION:

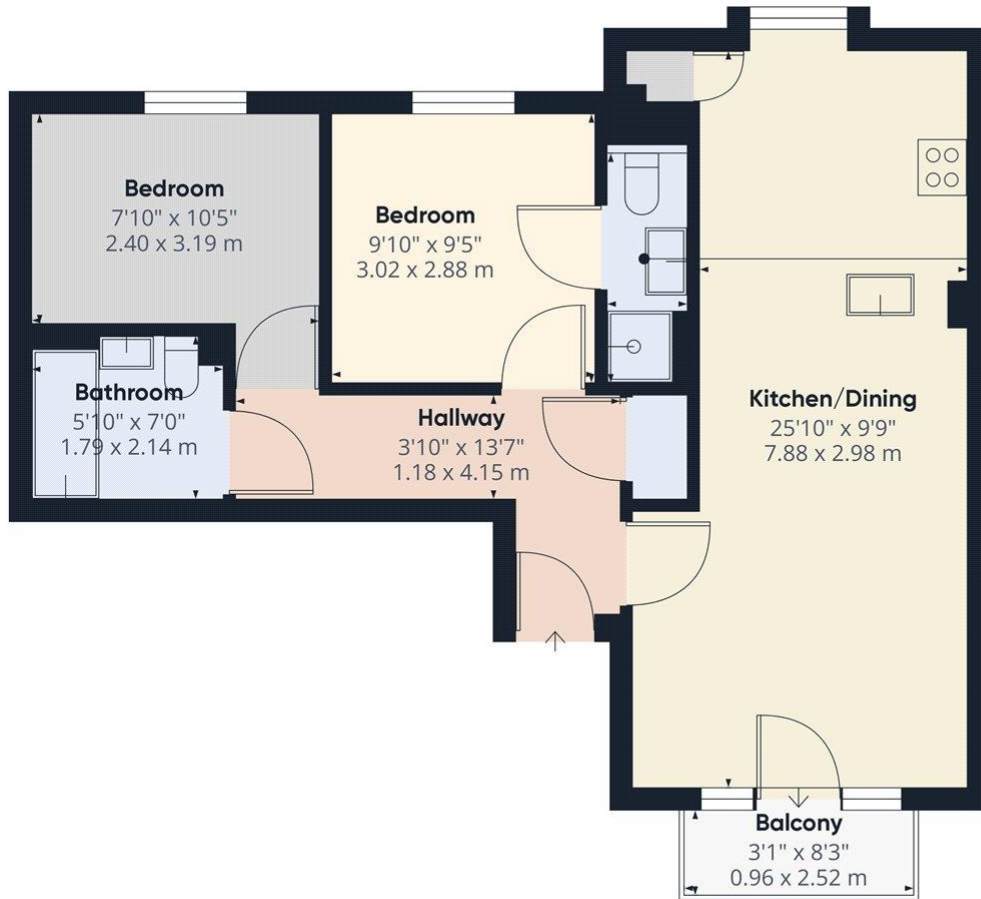
Presenting this stylish first-floor apartment, boasting a desirable no onward chain status. Comprising of two double bedrooms, including an ensuite to the master, this property offers spacious and comfortable living. The open-plan kitchen/diner is perfect for modern living and entertaining guests. Step out onto the private balcony for a breath of fresh air and relaxation. For added convenience and security, the property comes with gated allocated parking. The well-appointed bathroom and tasteful decor add to the charm of this residence. Ideally located in close proximity to the town centre and train station, this apartment is a perfect choice for professionals or small families seeking a convenient and sophisticated home. Don't miss out on the opportunity to make this property your own and enjoy the lifestyle it affords. Contact us today to schedule a viewing.

AT A GLANCE

- No Onward Chain
- Two Double Bedrooms
- Master Bedroom With Ensuite
- Secure Gated Allocated Parking
- Open Plan Living/Dining Room
- Close To Town Centre & Train Station
- First Floor
- Balcony







Bathroom
8'6" x 3'1"
2.60 x 0.96 m

Approximate total area⁽¹⁾
614.31 ft²
57.07 m²

Balconies and terraces
25.94 ft²
2.41 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.

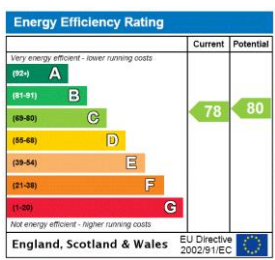
Calculations are based on RICS IPMS 3C standard.

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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: 106 year and 0 months
Service Charge: £1520 per annum
Ground Rent: £ 0 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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